



Berkeley House, Hay Hill **W1J**

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Arranged on the third floor of a residential building moments from Berkeley Square, this studio property benefits from lift and porter.

The property comprises hallway with fitted storage, a generously sized studio room with ample living space. Well appointed fitted kitchen and bathroom with utilities cupboard.



**Guide price:** £749,950

**Service charge:** £6,800 per annum, reviewed annually

**Ground rent:** Peppercorn

**Local authority:** City of Westminster

**Council tax band:** F



Berkeley House is ideally located for the amenities of the West End, while also being well placed for Mayfair's world renowned restaurants and boutiques as well as the open spaces of Hyde Park and Berkeley Square. Transport links include Green Park.

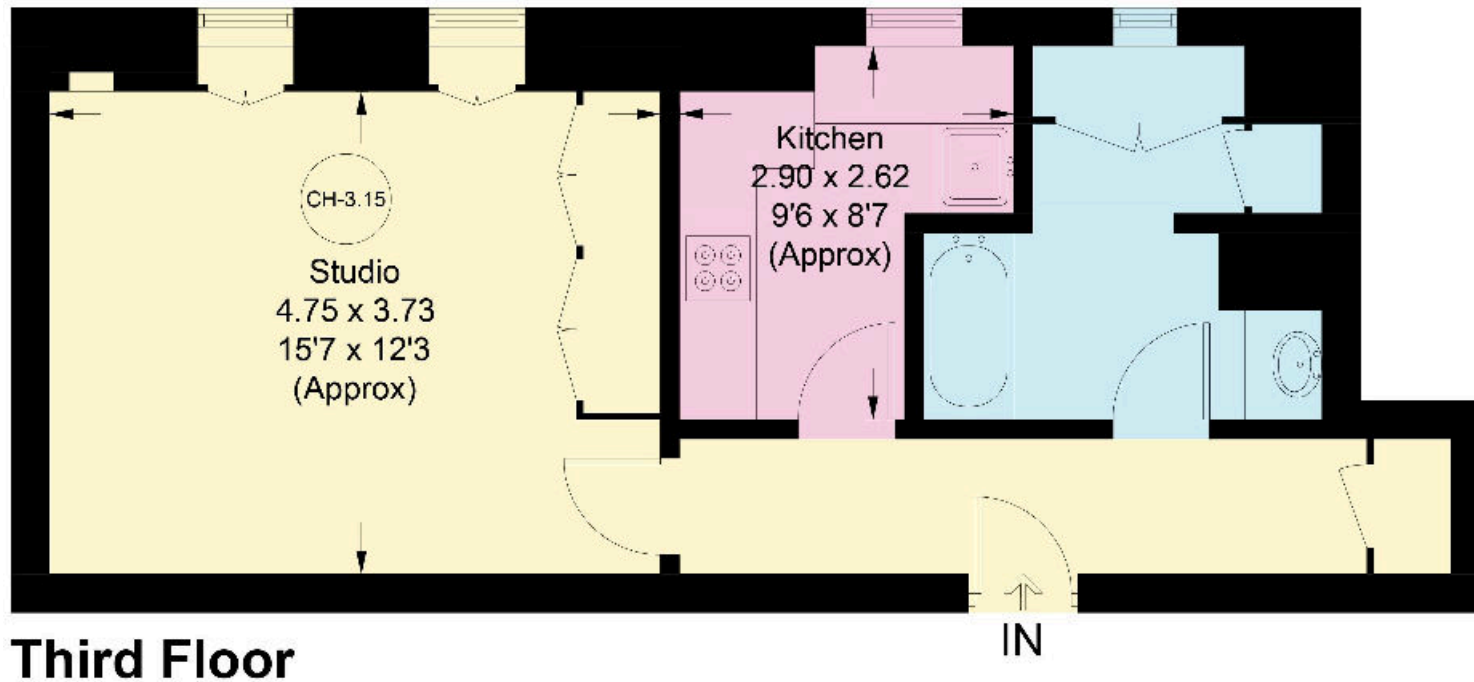


## Berkeley House

Approximate Gross Internal Area = 41.8 sq m / 450 sq ft



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated June 2023. Photographs and videos dated June 2023.

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