

Clarges Street, Mayfair W1J

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# Clarges, Mayfair W1J

Mayfair is London's most exclusive address, with magnificent Royal Parks and iconic streets connecting Buckingham Palace and St James's to the south, and Hyde Park and Knightsbridge to the west. Steeped in history and tradition, Mayfair is also home to London's largest concentration of 5-star hotels, Michelin-starred restaurants and some of the world's most famous destination shopping addresses. Running between Piccadilly and Curzon Street, and situated within an elegant development in the heart of Mayfair that overlooks prestigious Green Park, Clarges Mayfair is exceptionally well located for a large range of renowned restaurants, bars and hotels. It is only a short walk to Green Park tube station (0.1 mile).



**Guide price:** £11,500,000

**Tenure:** Leasehold: approximately 994 years remaining

**Service charge:** •We have been unable to obtain the service charge, please make your own enquiries.

**Ground rent:** Peppercorn

**Local authority:** City of Westminster

**Council tax band:** H





This superb property is located on the first floor and offers a grand, dual aspect reception/dining room with southerly facing floor-to-ceiling windows that provide a charming outlook of prestigious Green Park. The apartment has been finished to an exceptional standard and further comprises a spacious principal bedroom with en suite bathroom and impressive walk-in-wardrobe space, a guest bedroom with second en suite bathroom, one further guest WC, and a contemporary kitchen with fitted appliances. The apartment benefits from underground private parking.

Clarges offers its residents exemplary services and facilities including 24 hour concierge, an extensive spa with a 25m swimming pool, private treatment rooms, a sauna, steam room, spa and gym.

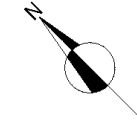
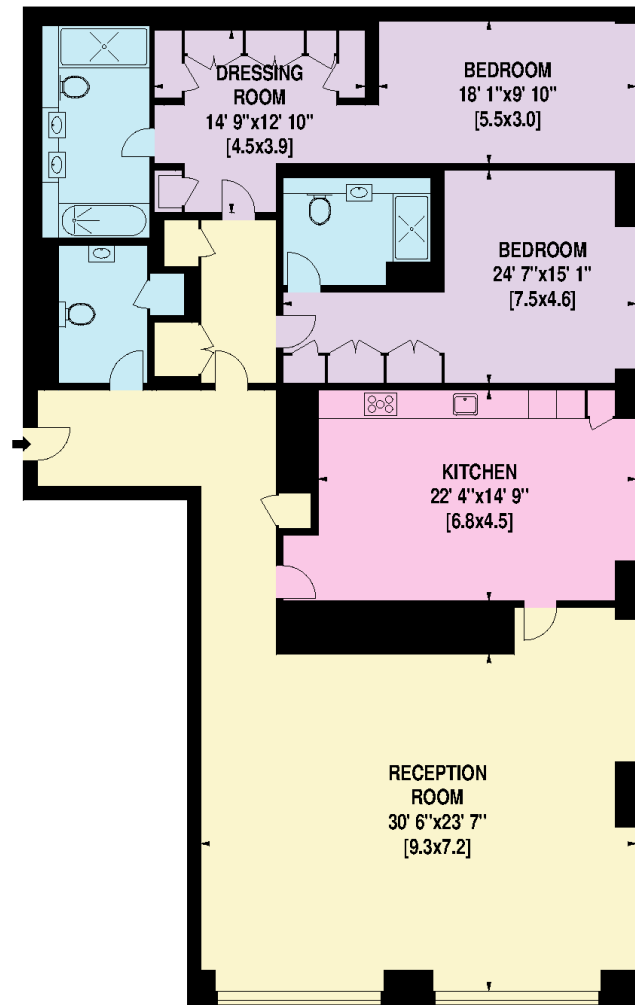
Please note that we have been unable to confirm the date of the next review for service charge/ground rent. You should ensure that you or your advisors make your own enquiries.





## Approximate Gross Internal Floor Area 221 sq m / 2,379 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.



FIRST FLOOR

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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 December 2022. Photographs and videos dated December 2022.

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