



Clarges Street, Mayfair **W1J**

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Located within a well maintained residential building (with allocated parking) moments from Green Park, this beautiful two bedroom property boasts good living spaces, bright rooms and concierge.

Arranged on the first floor (with lift) the property comprises a generously sized reception room with large, full width windows and contemporary fitted kitchen with integrated appliances. The principal bedroom is a very generous size and benefits from large windows and fitted wardrobes while the second bedroom (or study) also benefits from fitted wardrobes. There is fitted storage on the main hallway, and a tiled bathroom. Clarges Street itself is prime location for access to local amenities around Berkeley Square as well as Curzon Street.



Guide price: £1,300,000

Tenure: Leasehold: approximately 120 years remaining

Service charge: £11,000 per annum, reviewed every year, next review due 2025

Ground rent: Peppercorn

Local authority: City of Westminster

Council tax band: G

Location

Clarges Street itself is prime location for access to local amenities around Berkeley Square as well as Curzon Street. The property 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. Transport links include Green Park (Piccadilly, Victoria, Jubilee lines)



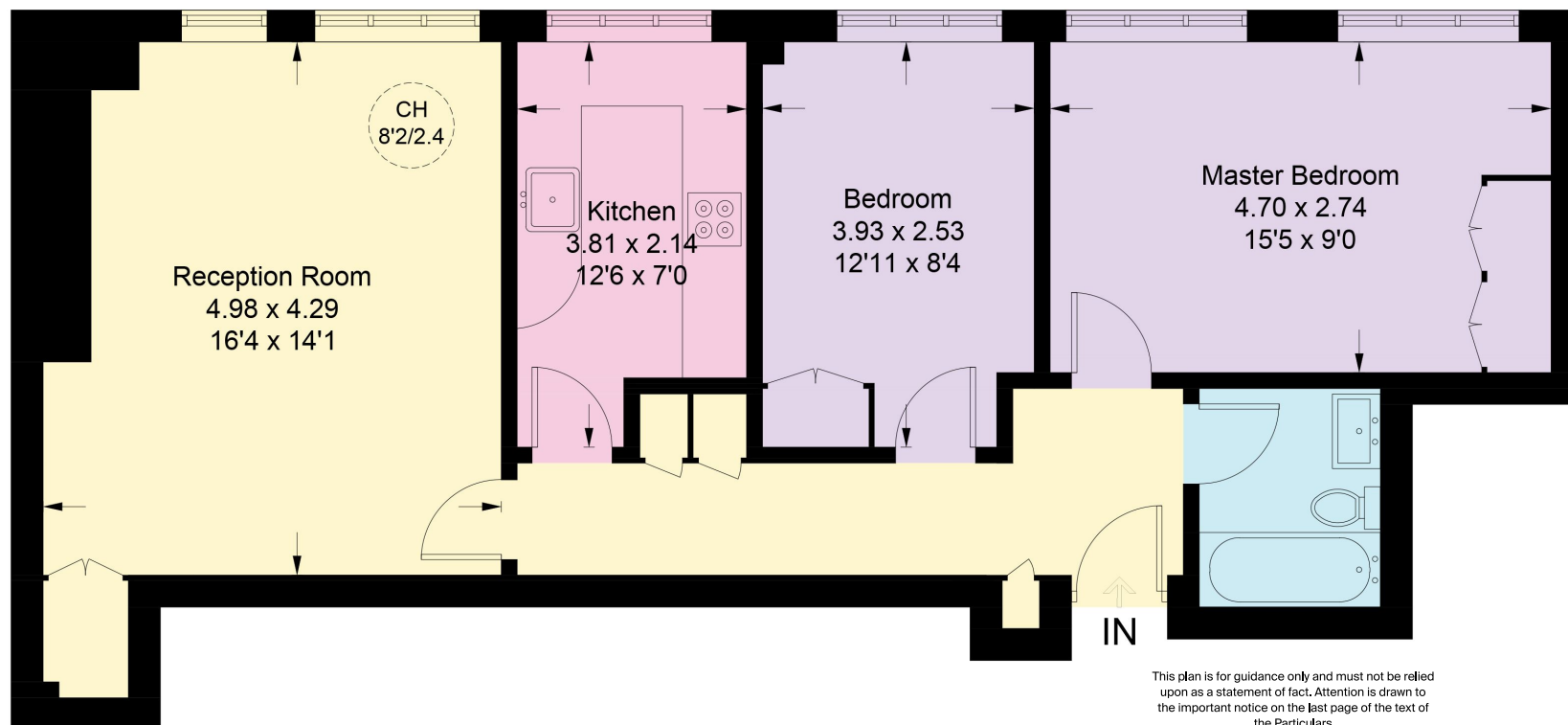






Clarges Street

Approximate Gross Internal Area = 733 sq m / 68.1 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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First Floor

I would be delighted to tell you more

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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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