

# Charges Mayfair, Charges Street W1J

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# Location

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, Clarges Mayfair is exceptionally well located for a large range of renowned restaurants, bars and hotels. Excellent local transport links are nearby, including Green Park Underground (Jubilee, Piccadilly and Victoria Lines).



**Guide price:** £9,950,000

**Tenure:** Leasehold: approximately 992 years remaining

**Service charge:** £64,729.40 per annum, reviewed annually, next review due 2025

**Ground rent:** Peppercorn

**Local authority:** City of Westminster

**Council tax band:** H









This immaculate, first floor lateral apartment extends to 2,020 square feet. Accommodation consists of a large reception/dining room with views of Green Park, a fully equipped kitchen, a well-appointed principal bedroom suite, a second bedroom with en suite shower room, and a guest cloakroom. The property also benefits from an underground parking space, serviced by a valet if required.

Clarges Mayfair is an exquisite landmark new development by British Land of just 34 apartments. Designed by world-renowned Squire & partners, with interiors created by Martin Kemp design, the development is situated opposite Green Park.

Clarges offers residents exemplary services and facilities including; 24 hour concierge and security, fabulous spa with 25m swimming pool, private treatment rooms, sauna, steam room and gym, as well as residents' cinema and function rooms.

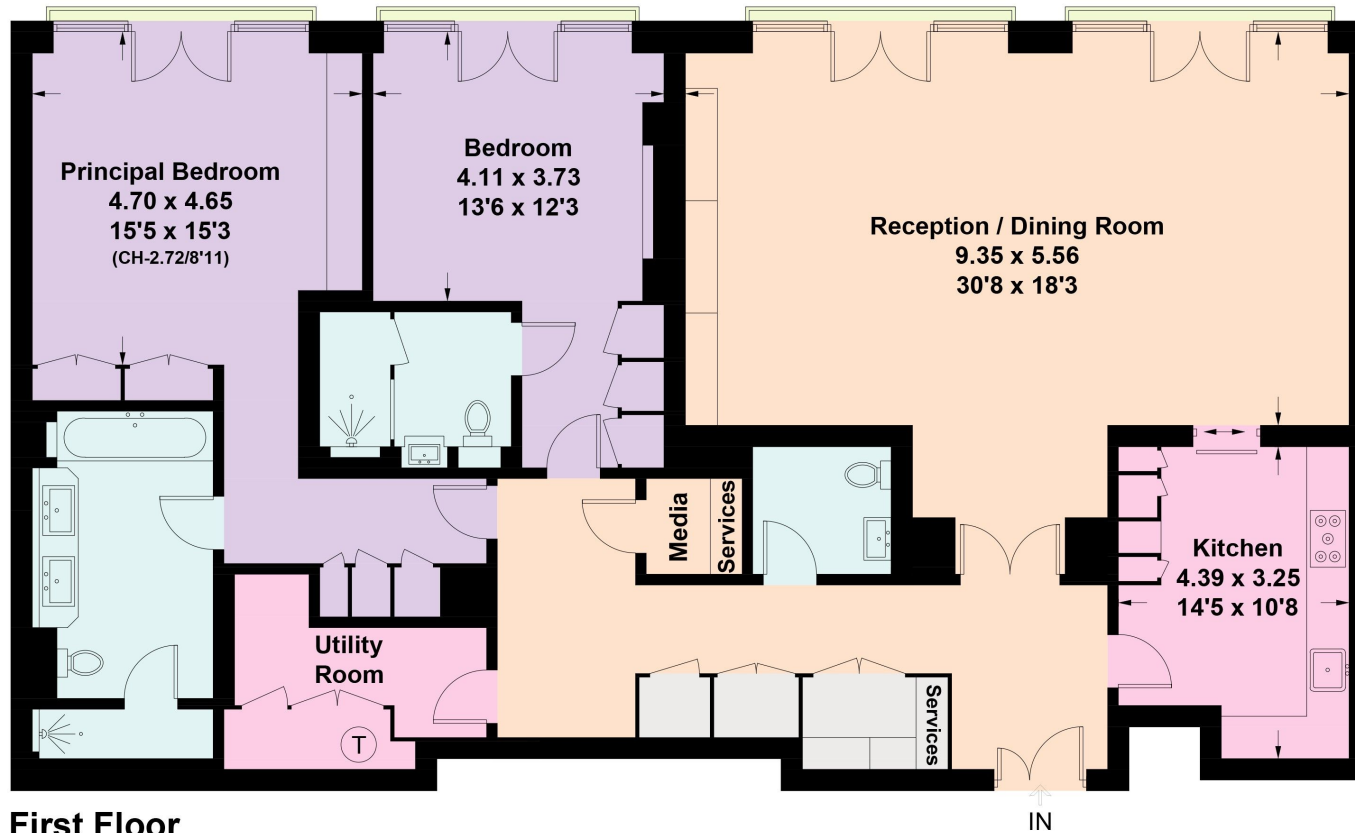








**Approximate Gross Internal Floor Area**  
**187.7 sq m / 2,020 sq ft**



**First Floor**

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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