

# Clarges Mayfair, Clarges Street W1J

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# Location

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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:** £22,500,000

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

**Service charge:** £94,077.46 per annum, reviewed every year, next review due 2024

**Ground rent:** Peppercorn

**Local authority:** City of Westminster

**Council tax band:** H



A beautifully refurbished three-bedroom lateral apartment on the third floor of this now iconic residential development, directly overlooking Green Park. With three generously proportioned bedroom suites, including a large principal suite overlooking Green Park, as well as a study/family room, the apartment also benefits from a wonderfully bright double aspect drawing room with south facing views over the Park and westerly views down Piccadilly.

The apartment has been luxuriously interior designed by Earlcrown and is offered in excellent condition. This is a perfect pied-a-terre in a stunning, modern apartment building.

Charges 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.









**Third Floor**

**Approximate Gross Internal Floor Area  
280 sq m / 3,014 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 March 2024. Photographs and videos dated March 2024.

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