



Clarges Mayfair, Clarges Street W1K

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# Three bed apartment with views of 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. Each property also benefits from an underground parking space, serviced by a valet if required.

This spacious, fourth floor lateral apartment extends to 3,530 square feet. Accommodation consists of a large reception/ dining room with views of Green Park, a fully equipped kitchen, three en suite bedrooms, a study/dining room and a useful laundry room.



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3



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EPC  
B

**Guide price:** £24,000,000

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

**Service charge:** £130,018.22 per annum, reviewed every year, next review due 2024

**Ground rent:** Peppercorn

**Local authority:** City of Westminster

**Council tax band:** H





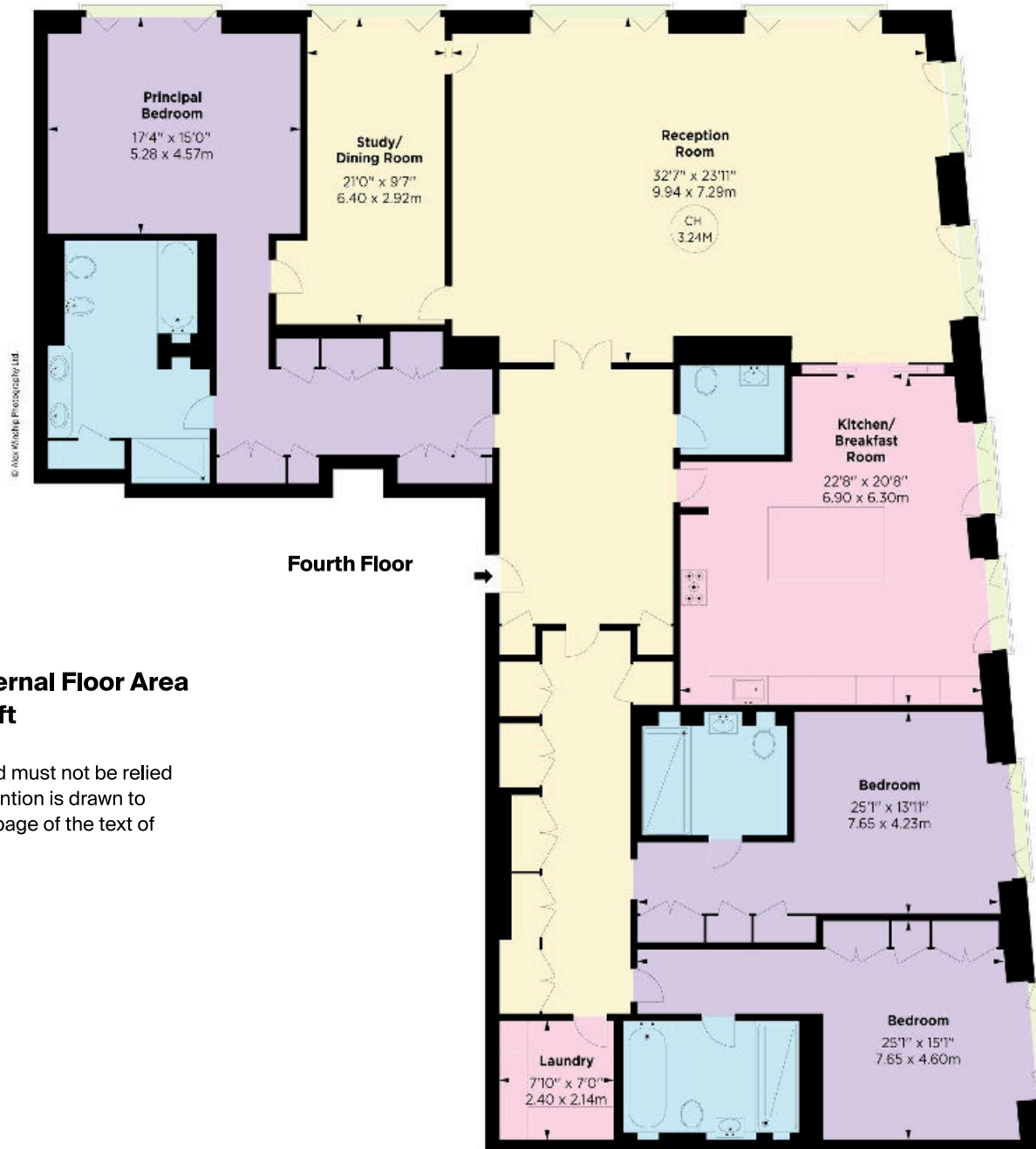
## Location

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 the finest boutiques, restaurants, galleries and members' clubs. The wonderful, open spaces of Green Park and Hyde Park are both easily accessible and Green Park tube station is close by.





Key :  
CH - Ceiling Height



### Approximate Gross Internal Floor Area 327.94 sq m / 3,530 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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