



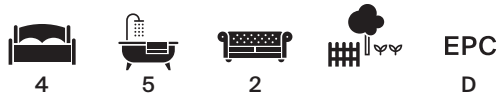
Charles Street, Mayfair **W1J**

---



# Charles Street Mayfair W1J

At ground floor level the apartment offers a stunning principal reception room with intricate cornicing and French Doors leading out onto the unique private terrace. There is a fully-equipped kitchen with generous central island/ breakfast bar, which in turn leads through to the dining room. The garden room also provides direct access to the terrace and is flooded with natural light. A guest cloakroom completes the accommodation at this level. The impressive principal bedroom is found on the lower ground floor. It benefits from a generous dressing area as well as en suite shower room and bathroom. Also at this level are three further double bedrooms with en suite bathrooms, a utility room, and two courtyards.



**Guide price:** £8,500,000

**Tenure:** Leasehold: approximately 972 years remaining

**Service charge:** £21,414 per annum, reviewed every year, next review due 2025

**Ground rent:** Peppercorn

**Local authority:** City of Westminster

**Council tax band:** H





Charles Street is one of Mayfair's premier residential streets and is situated on the southwest corner of Berkeley Square, in the heart of the Mayfair Conservation Area. It is just five minutes from Piccadilly and Park Lane, whilst being surrounded by greenery with the extensive open spaces of Hyde Park, Green Park, St James's Park, Mount Street Gardens, and Grosvenor Square all within close proximity of the property.

This highly regarded, predominantly residential area offers easy access on foot to the world class shopping of nearby Mount Street and Bond Street. The majority of London's Michelin Star restaurants are also nearby, along with the Dorchester, Lanesborough, and Hilton Hotels. Charles Street is incredibly well-connected, with local transport links including Green Park Station for the Victoria & Piccadilly lines.











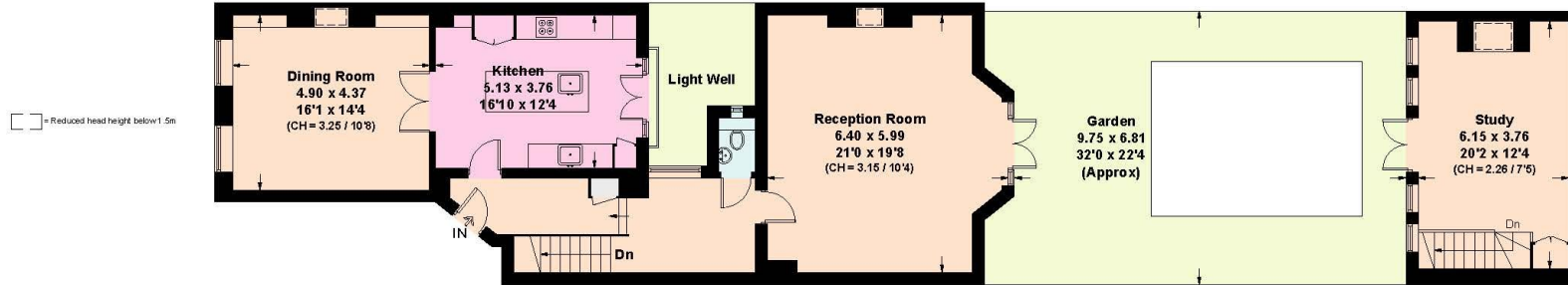


## Charles Street, W1J

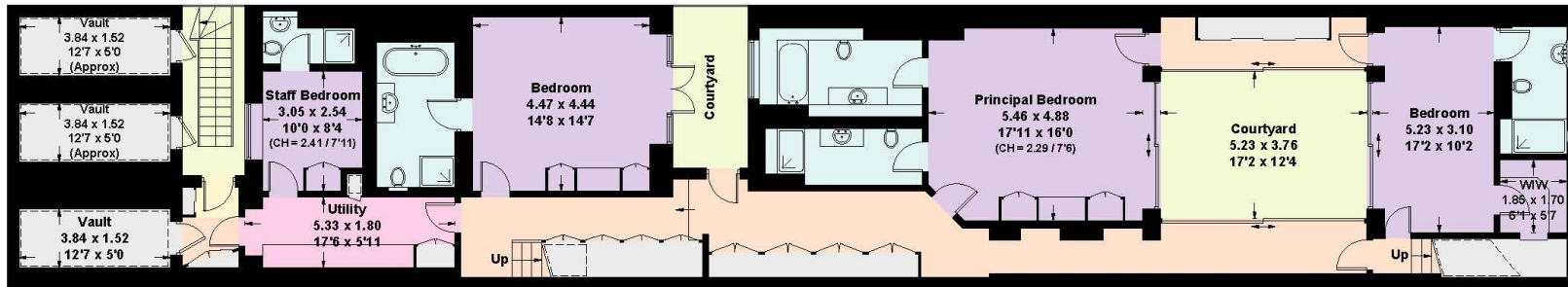
Approximate Floor Area = 323.8 sq m / 3485 sq ft  
Including Limited Use Area = 23.5 sq m / 253 sq ft (Including Vaults)  
Approximate External Areas = 85.2 sq m / 917 sq ft



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.



Ground Floor



Lower Ground Floor

Knight Frank  
Mayfair  
120a Mount Street  
London W1K 3NN

[knightfrank.co.uk](https://www.knightfrank.co.uk)

I would be delighted to tell you more  
**Alastair Nicholson**  
+44 20 7647 6612  
[alastair.nicholson@knightfrank.com](mailto:alastair.nicholson@knightfrank.com)



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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals-privacy-statement>. Particulars dated February 2025. Photographs and videos dated February 2025.

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.