



## CHESTERFIELD HOUSE

London, W1J





# A BRIGHT TWO BED FOR SALE IN CHESTERFIELD HOUSE

Situated within a well maintained residential building in the heart of Mayfair, this wonderful two bedroom property benefits from 24 hour concierge and lift access.



2



2



1

EPC

D

Local Authority: City of Westminster

Council Tax band: G

Tenure: Share of Freehold plus Leasehold: approximately 83 years remaining

Ground rent: £25 per annum\*

Service charge: £8,930 per annum, reviewed every year, next review due 2026

**Guide Price: £1,500,000**





## SUPERBLY LOCATED CLOSE TO GREEN PARK AND HYDE PARK

Arranged on the second floor, the apartment comprises a spacious entrance hallway with storage cupboards, a well proportioned reception room and separate kitchen. The principal bedroom is well sized and benefits from a separate ensuite bathroom. The second bedroom is a great space for guests or as a home office. The family bathroom is well equipped with bath and shower.

The apartment has access to a small residents car park which is run on a first come, first serve basis. Additionally, there is an NCP car park nearby. Along with the flat, there is a separate storage area allocated to the apartment. The property also benefits from excellent transport links, with Hyde Park tube station and Green Park tube station close by.

\*Please note that we have been unable to confirm date of the next review for the ground rent. You should ensure that you or your advisors make your own enquiries.



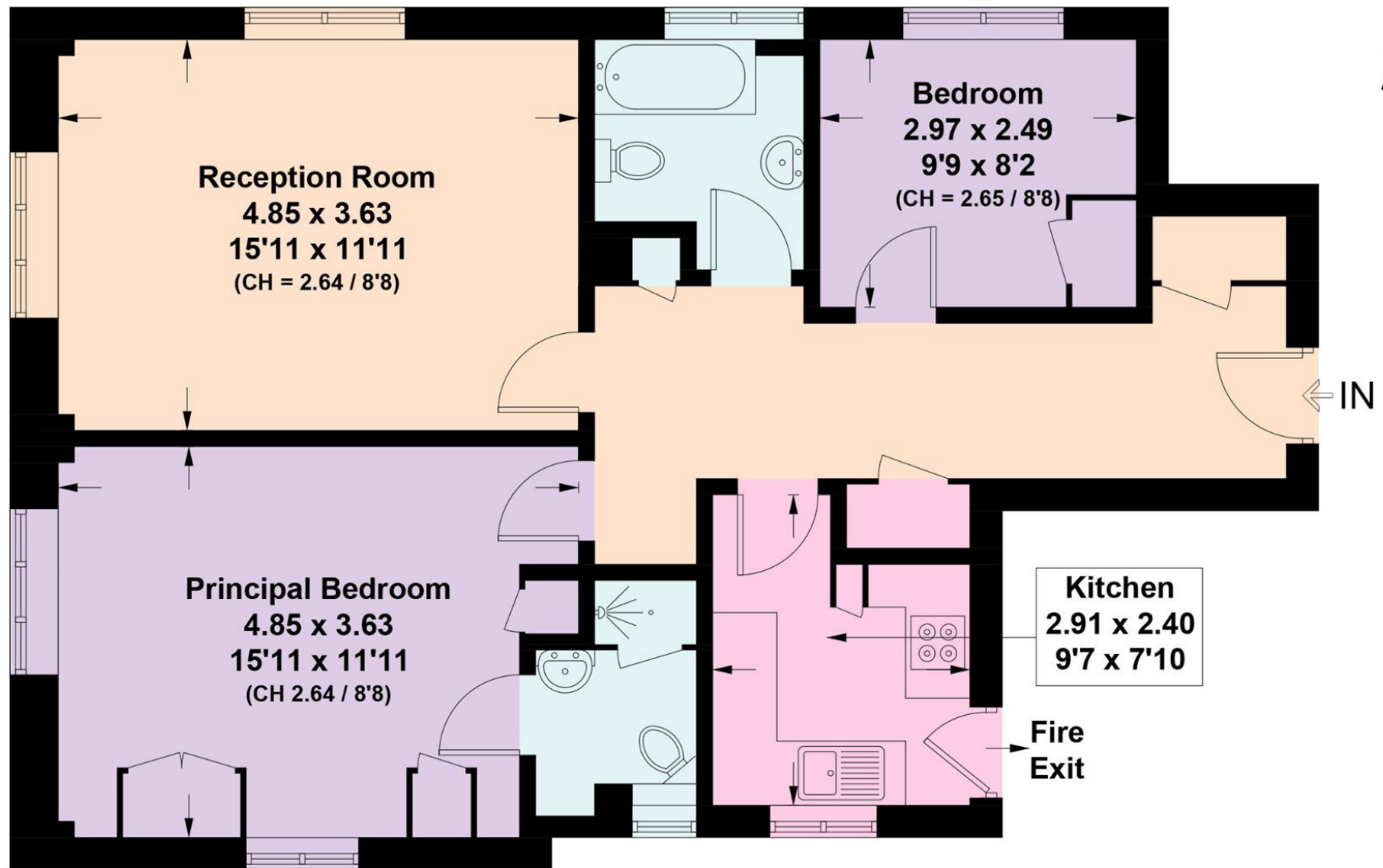












## Second Floor

Approximate Gross Internal Area = 74.5 sqm / 802 sqft  
Including Limited Use Area 2.4 sq m / 26 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted  
to tell you more.

**Anna Roberts**

+44 20 7647 6603

anna.roberts@knightfrank.com

**Knight Frank Mayfair**

Office 305, Berkeley Square House, Regus

W1J 6BD

**knightfrank.co.uk**

**Your partners in property**

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank 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 Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. 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. 4. 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 must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. 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. 6. VAT: The VAT position relating to the property may change without notice. 7. 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 March 2025. Photographs and videos dated March 2025. All information is correct at the time of going to print. 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. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. 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.