

Clarges Street, Mayfair W1J

---





# Clarges, Mayfair W1J

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, and situated within an elegant development in the heart of Mayfair that overlooks prestigious Green Park, Clarges Mayfair is exceptionally well located for a large range of renowned restaurants, bars and hotels. It is only a short walk to Green Park tube station (0.1 mile).



EPC  
B

**Guide price:** £9,950,000

**Tenure:** Leasehold: approximately 994 years remaining

**Service charge:** •We have been unable to obtain the service charge, please make your own enquiries.

**Ground rent:** Peppercorn

**Local authority:** City of Westminster

**Council tax band:** H







This superb property is located on the first floor and offers a grand, dual aspect reception/dining room with southerly facing floor-to-ceiling windows that provide a charming outlook of prestigious Green Park. The apartment has been finished to an exceptional standard and further comprises a spacious principal bedroom with en suite bathroom and impressive walk-in-wardrobe space, a guest bedroom with second en suite bathroom, one further guest WC, and a contemporary kitchen with fitted appliances. The apartment benefits from underground private parking.

Clarges offers its residents exemplary services and facilities including 24 hour concierge, an extensive spa with a 25m swimming pool, private treatment rooms, a sauna, steam room, spa and gym.

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







**Approximate Gross Internal Floor Area  
221 sq m / 2,379 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.



**FIRST 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 3925 1642

[mayfairsales@knightfrank.com](mailto:mayfairsales@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 December 2022. Photographs and videos dated December 2022.

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.