

# Charles Street

MAYFAIR W1J





**A spectacular  
eight bedroom  
townhouse in the  
heart of Mayfair**







This impressive, double-fronted Mayfair townhouse comprises approximately 6,900 square feet, with eight en suite bedrooms and two reception rooms. The property offers wonderful entertaining space and generous living accommodation, with the benefit of a lift serving every floor. Of particular note is the drawing room; an imposing room that is over 60 foot in length and is found on the first floor. An efficient air-conditioning system has been installed in the house and a large roof terrace showcases incredible views over Mayfair.



\*Please note we have been unable to obtain the service charge and ground rent costs and review date. Please make your own enquiries.













\*Please note, we have not yet received confirmation from the client regarding certain information for this property. You should ensure you make your own enquiries regarding material information about this property.








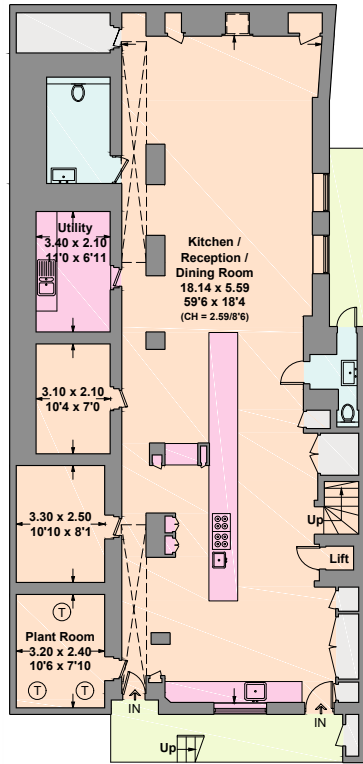
**Tenure**  
Freehold

**Price**  
£16,500,000

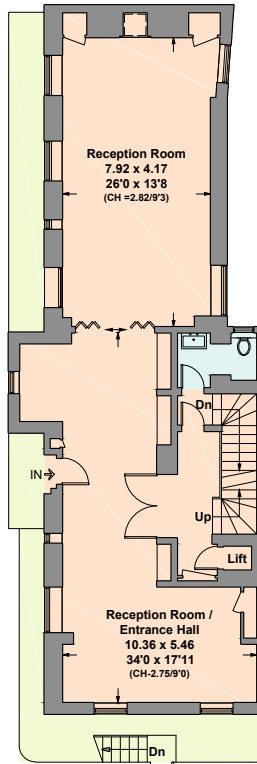
**Local Authority**  
Westminster

EPC  
F

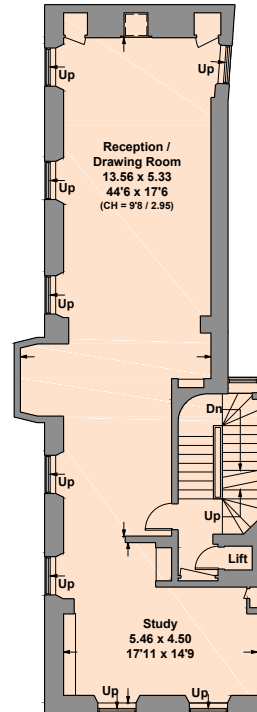
 = Reduced head height below 1.5m



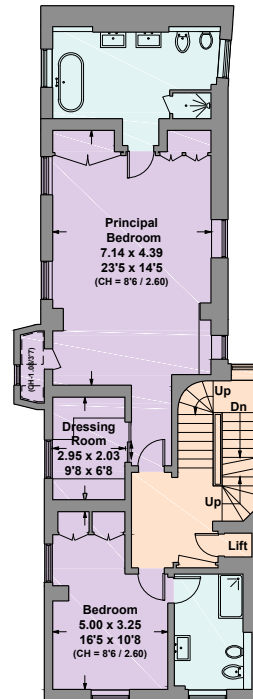
### Lower Ground Floor



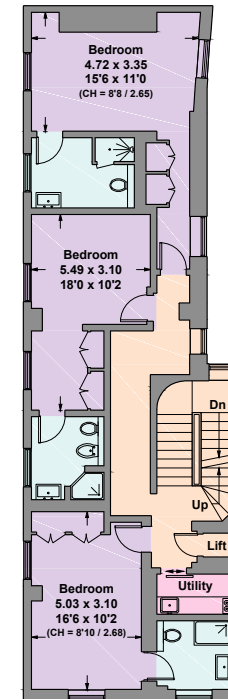
### Ground Floor



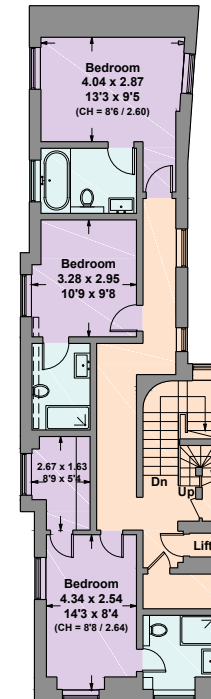
### First Floor



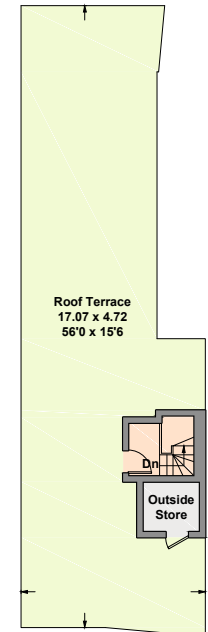
## Second Floor



### Third Floor



### Fourth Floor



## Fifth Floor



Approximate  
Floor Area  
**629.7 sq m**  
**6778 sq ft**

(Excluding Limited Use Area / Outside Store)

Limited Use Area  
14.4 sq m  
155 sq ft

Outside Store  
2.2 sq m  
24 sq ft

Total  
646.3 sq m  
6957 sq ft

(Including Limited Use Area/  
Outside Store)

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. (ID768319)

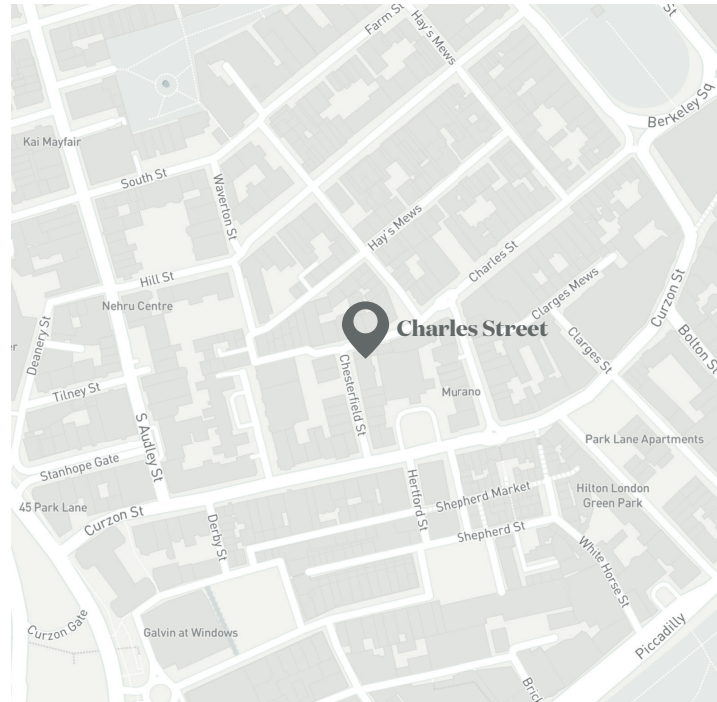




## Location

Charles Street is situated on the south west corner of Berkeley Square, within the heart of the Mayfair Conservation Area. It is just moments from Grosvenor Square and the wide open green spaces of the Royal parks; Hyde Park, Green Park and St. James's Park.

This is a highly regarded, predominantly residential area that offers easy access to the world class shopping of nearby Mount Street and Bond Street, as well as the majority of London's Michelin Star restaurants. Charles Street is incredibly well-connected, with local transport links including Hyde Park tube station for the Piccadilly line and Green Park tube station for the Victoria, Jubilee and Piccadilly lines. Good bus routes are also found nearby in Piccadilly and Park Lane.







Photography & words



Brochure design



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**I would be delighted to tell you more.**

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