



Berkeley House, Hay Hill **WIJ**

Berkeley House

Hay Hill W1J

Next to Berkeley Square in the heart of Mayfair, one of London's finest residential addresses, this one bedroom property has been extensively remodelled and redesigned to the most exacting standards.

Situated on the sixth floor, the property combines the finest materials and latest modern technology subtly hidden in classically contemporary interiors. The open plan kitchen/living area is spacious and bright, the bedroom has handmade wardrobe cabinetry and the bathroom has been beautifully designed with walnut cabinetry and vein matched marble wall coverings.

•We have been unable to obtain service charge/ground rent review periods. Please make your own enquiries.



Guide price: £1,195,000

Tenure: Leasehold: approximately 52 years remaining

Service charge: £6,000 per annum

Ground rent: £40 per annum

Local authority: City of Westminster

Council tax band: E

Location

Located on Hay Hill, just south of Berkeley Square, Berkeley House is perfectly situated for the many amenities of Mayfair, the West End and the open spaces of Green Park and Hyde Park. Excellent transport links are afforded by rail, including Green Park and Hyde Park Corner tube stations providing access to the Jubilee, Victoria and Piccadilly lines (All distances are approximate).




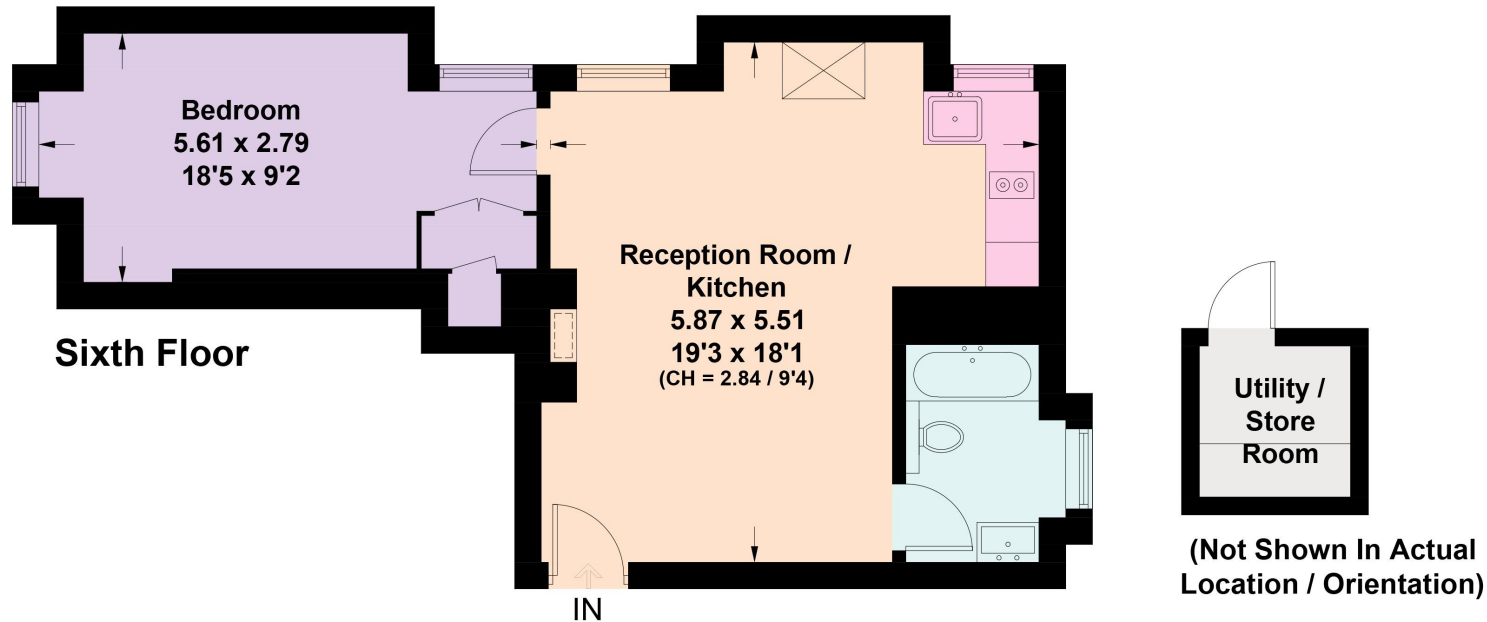


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Approximate Floor Area = 46.3 sq m / 498 sq ft
Utility / Store Room = 2.9 sq m / 31 sq ft
Total = 49.2 sq m / 529 sq ft
Including Limited Use Area (1 sq m / 11 sq ft)



 = Reduce head height below 1.5m



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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. (ID 716678)



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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