



21-22 Prince Of Wales Terrace,  
, W8

£4,000 Per Week,

NAPIER WATT

T: 0207 935 0011

E: [enquiries@napierwatt.co.uk](mailto:enquiries@napierwatt.co.uk)

W: [napierwatt.co.uk](http://napierwatt.co.uk)

35 Berkeley Square, Mayfair, London, W1J 5BF







## Description

One of only two penthouses, Apartment 12a is an opulent 1,181 sq ft 3 bedroom duplex apartment positioned on the top floors with views over Hyde Park. Natural light floods the main reception and dining and kitchen area with a built-in bar with an ice maker wine chiller, working fireplace and full-height doors lead out onto the furnished terrace with an outdoor fireplace and outside TV

A central staircase leads down to the 3 en-suite bedrooms all of which come with a range of built-in wardrobes, a full marble ensuite bathroom with underfloor heating, and mirror-fronted cabinet units with integrated demister.

On-street parking available via paid permit.

EPC rating: C

Council Tax band: G

## Key Features

- PORTER
- CCTV
- VIDEO ENTRY
- AIR CONDITIONING
- WIFI

## Terms

Fees & Charges: Tenancies exceeding £100,000 Per annum £480 inc VAT, Tenancies where a company is a tenant £480 Inc VAT.

Key :-  
W - Wardrobe  
JB - Juliette Balcony



FOURTH FLOOR



FIFTH FLOOR

APPROX. GROSS INTERNAL AREA\*  
1065 FT<sup>2</sup> - 98.94 M<sup>2</sup>

IMPORTANT: We would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.