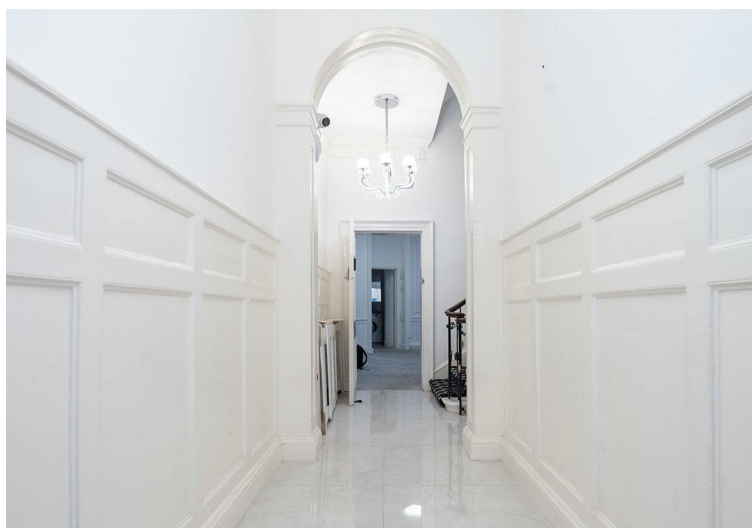




Clarges Street, Mayfair W1 £300,000 Per Annum Subject to contract

Grade II listed freehold former townhouse available for Class E office use.

396.40 sq m (4,268 sq ft) over Lower ground, ground, first, second and third floors

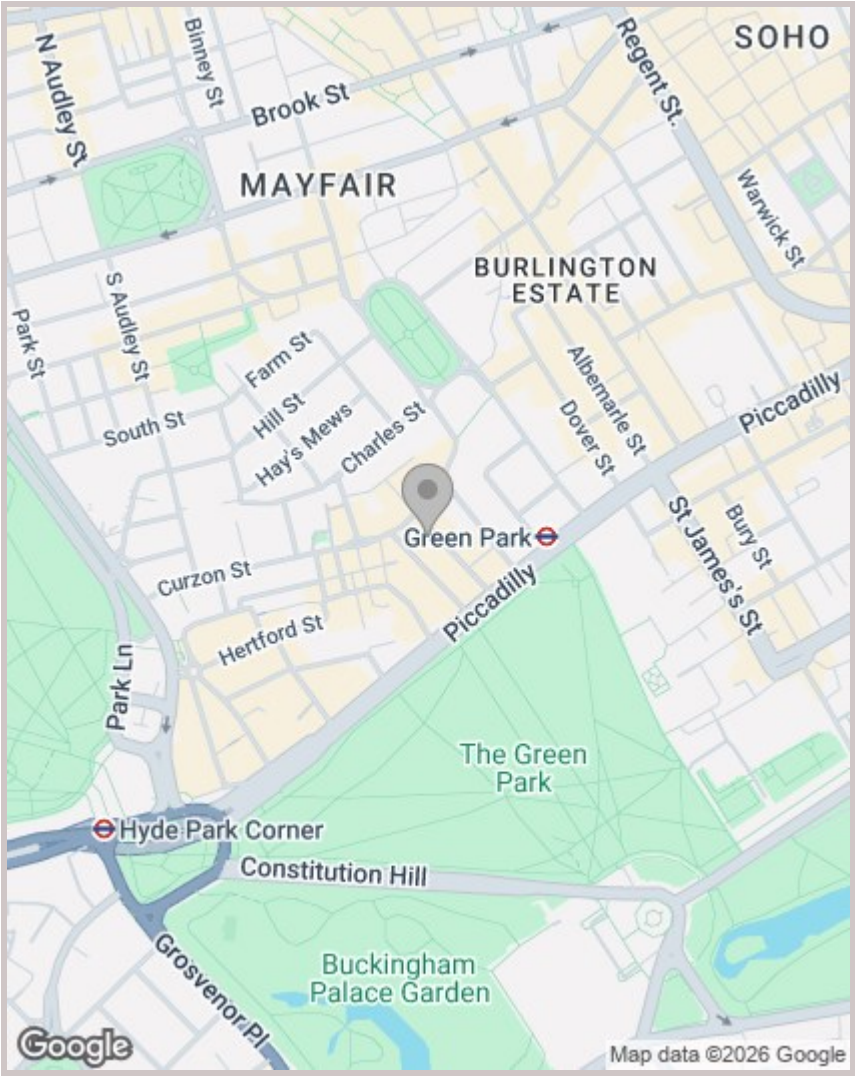
High ceilings and excellent natural light throughout

Property Overview

Prime Mayfair location on Clarges Street, approximately 500m west of Piccadilly Circus and within easy walking distance of Green Park Station (Jubilee, Piccadilly and Victoria lines), The Ritz and Berkeley Square

EPC - B
New Lease
No Premium

- Superb Location
- Residential use on Third Floor
- Available Now
- New Lease
- No Premium



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Greenstones Estates Ltd
Registered in England & Wales
Registered Office:
5 West Court, Enterprise Road,
Maidstone, Kent ME15 6JD

Company Registered number
03513585

Trading address
83 Boundary Road, St John's Wood,
London NW8 0RG

We are members of



IMPORTANT NOTICE: All of the information is intended only as a guide to a prospective purchaser and does not constitute any part of an offer or contract. Any measurements or distances referred to herein are approximate only. Any information contained herein (whether in the text, plans or photographs) is given in good faith and cannot be relied upon as being a statement or representation of fact. Should you proceed with the purchase of the property, your solicitor must verify these details. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. In accordance with current legislation we would advise you that the measurements on these particulars are imperial. The formula for conversion to metric is as follows:- 1' (one foot) = 30.4cm (centimetres), 1m (one metre) = 3'29 (feet).