



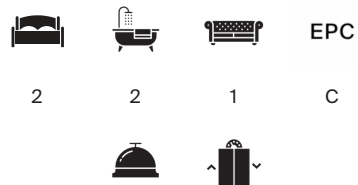
BERKELEY STREET

Mayfair W1J



LUXURIOUS LIVING IN THE HEART OF LONDON

A luxurious two bedroom apartment with porter and lift, for sale in
the heart of Mayfair, W1J.



Local Authority: City of Westminster

Council Tax band: H

Tenure: Leasehold, approximately 966 years remaining

Service charge: £20,155.68 per annum, reviewed every year, next review due 2027

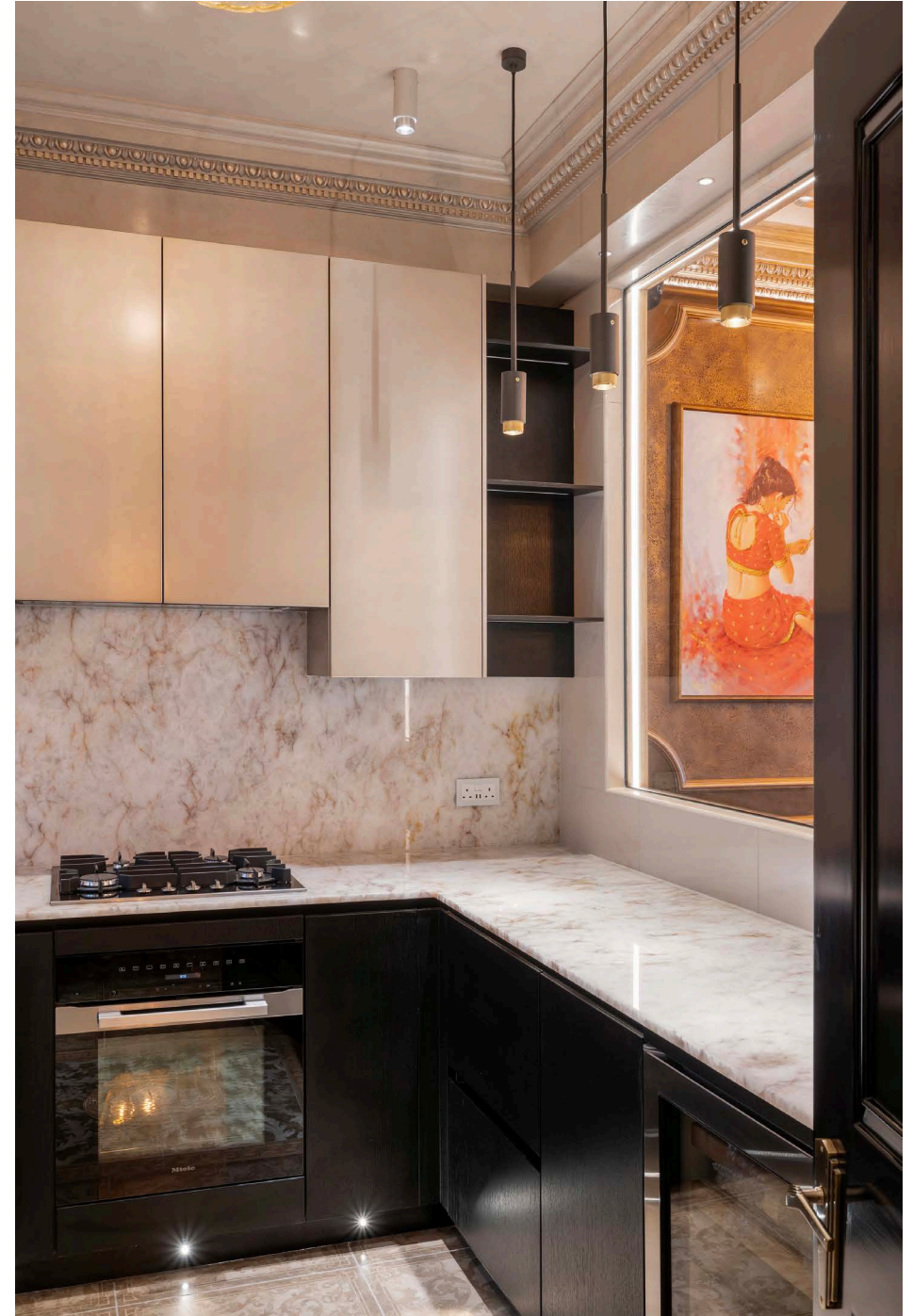
Ground rent: £250 per annum, reviewed every year, next review due 2027

Guide price: £1,850,000



BERKELEY STREET, MAYFAIR WIJ

This is an elegant two bedroom apartment arranged on the fourth floor of an attractive period building on sought-after Berkeley Street. The building is serviced by a porter and can be accessed by lift or stairs.







The property offers 1,165 sq ft of accommodation which showcases Versace tiles and luxurious interiors throughout. Its generous reception/dining room is filled with an abundance of natural light through a large bay window, and it features an impressive built-in bar as well as providing ample space for entertaining.

The beautifully designed principal bedroom suite benefits from excellent natural light and offers generous storage with its built-in floor to ceiling wardrobes. The en suite bathroom is immaculately decorated and benefits from separate bath and rainfall shower.

Completing the accommodation is a stylish kitchen, a second double bedroom and a cloakroom.

Important Notice – Administrator Sale - This property is being marketed for sale on behalf of Joint Administrators and therefore no warranties, representations or guarantees are given in respect of the information in this brochure or any matter relating to the property, including VAT. Any information is provided without liability or reliance placed on it, the Administrators are acting as agents for the Company without personal liability'

Material Information Disclaimer - Please note, we have not yet received confirmation from the client regarding certain information for this property, including details of the service charge, ground rent, and any applicable review periods. You should ensure that you make your own enquiries, or instruct your advisors to do so, regarding all material information about this property.

We have made reasonable enquiries regarding the fire safety (including, but not limited to, the external wall of the building), but have not received any information. You should ensure you take independent professional advice and carry out your own investigations before making an offer on this property.



THE BEST OF LONDON AT YOUR DOORSTEP

Located in the heart of London's oldest and most renowned district, Flat 8, 17 Berkeley Street is perfectly situated for the finest boutiques, bars and restaurants that Mayfair has to offer. It is within close proximity of prestigious Grosvenor Square and Berkeley Square, which plays host to exclusive private members clubs such as Annabel's.

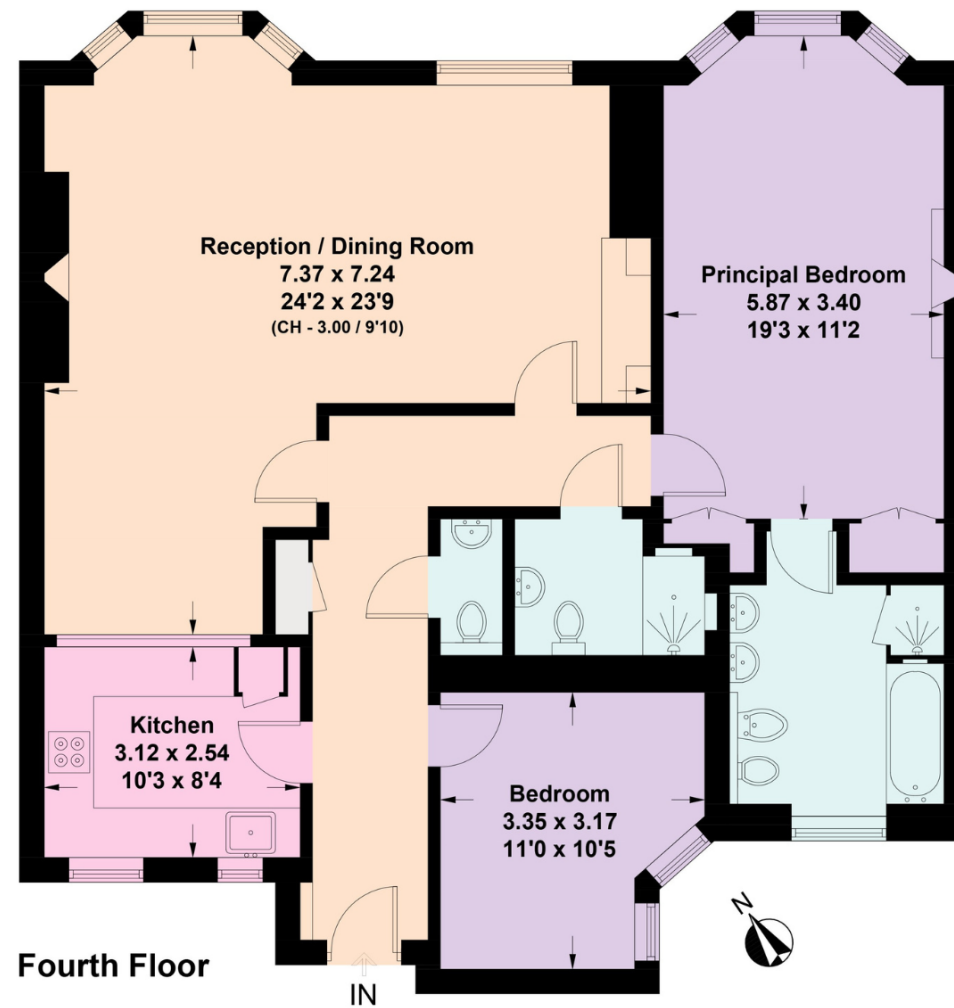
There is an abundance of designer retailers along Mount Street and Old Bond Street, with Oxford Street and Regent Street also nearby, offering a vast array of shopping, restaurant and bar facilities.

The wonderful open green spaces of Hyde Park, Green Park and St. James's Park are within walking distance, and excellent local transport links are close at hand, including Green Park Underground Station (Jubilee, Piccadilly and Victoria lines).









Approximate Gross Internal Area = 108.2 sq m / 1,165 sq ft

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. (ID767266)

We would be delighted
to tell you more.

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