



£1,350,000
Hertford Street
W1J 7RJ

Upon entering, you are welcomed into a spacious reception room that boasts a free-flowing layout, perfect for both relaxation and entertaining. The design allows for an abundance of natural light, creating a warm and inviting atmosphere throughout the home. The two well-proportioned bedrooms provide ample space for rest, while the modern bathroom is equipped with contemporary fixtures, ensuring convenience and style.

Residents of Carrington House benefit from a 24-hour concierge service, adding an extra layer of security and assistance to your daily life. This property is ideal for those seeking a sophisticated urban lifestyle in one of London's most sought-after areas.

With its prime location, you will find yourself just moments away from a variety of shops, restaurants, and cultural attractions that Mayfair has to offer. This house is not just a place to live; it is a lifestyle choice that embodies the essence of London living. Whether you are looking to buy or rent, this property presents a wonderful opportunity to immerse yourself in the vibrant heart of the city.

To be purchased with tenants in situ paying £3700 per month

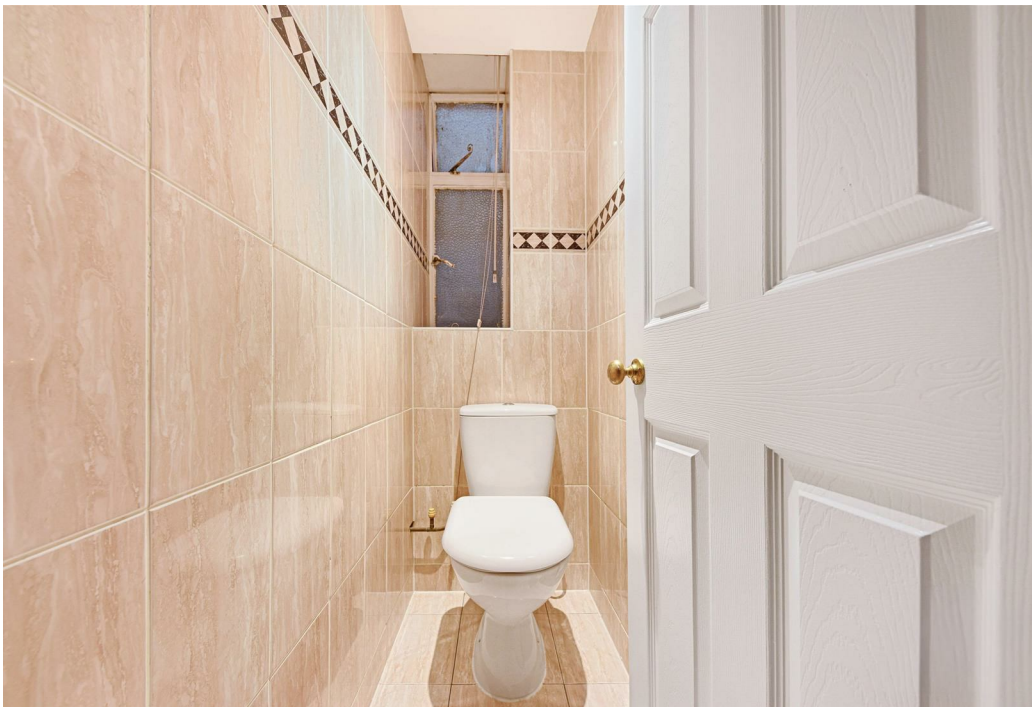
Leasehold – 950 years remaining (999 years from 20/12/1977)

Service Charge - £5525.10 per annum

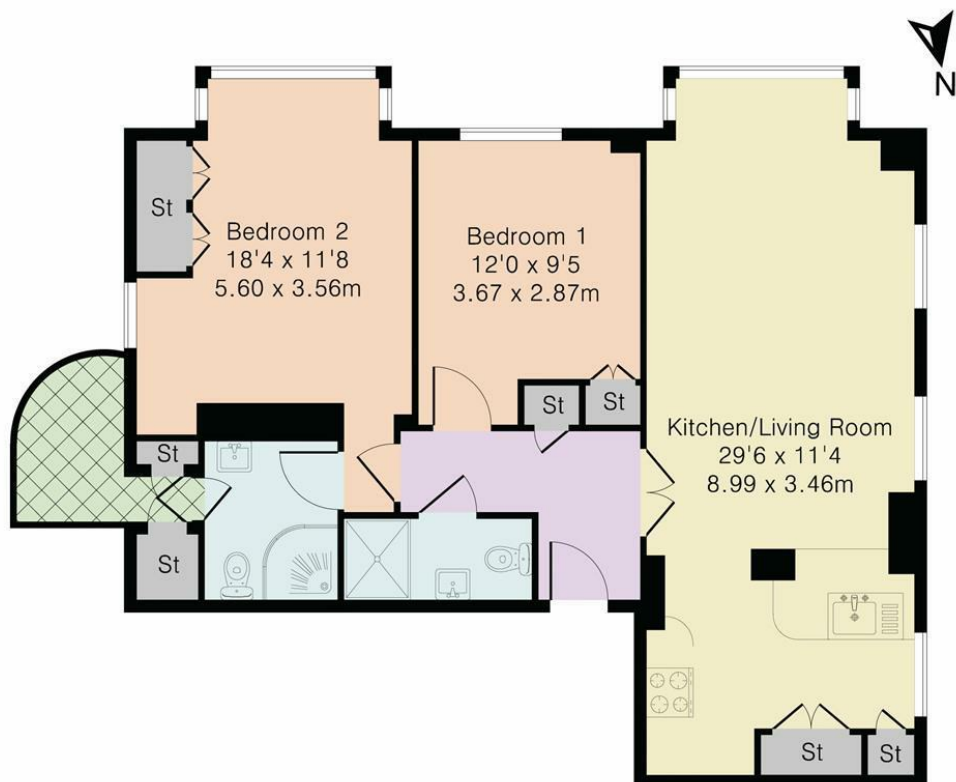
Ground Rent - £150 per annum

Council Tax: Band G





Approximate Gross Internal Area 755 sq ft – 70 sq m



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	82	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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