



# WETHERELL

MAYFAIR'S FINEST PROPERTIES



## Berkeley Street, W1J

£1,395,000

A bright two-bedroom apartment moments from Berkeley Square with lift access, porter and a share of the freehold.

Situated within a well-regarded residential building, this well proportioned third-floor flat offers comfortable and secure living with the benefit of a lift, a porter and a share of the freehold.

The property features a bright, dual-aspect reception room with ample space for both lounging and dining, alongside a well-appointed separate kitchen. There are two double bedrooms, including a principal bedroom with built-in wardrobes, and a separate family bathroom.

TENURE - Leasehold with Share of the Freehold (Lease expiry 2999)

SERVICE CHARGE - Approximately 10,604 per annum

GROUND RENT - Peppercorn

The property is situated on Berkeley Street, located only moments from Berkeley Square and all of Mayfair's first class amenities including a multitude of Michelin starred restaurants and some of the finest stores in London. Green Park underground station is a short walk away.

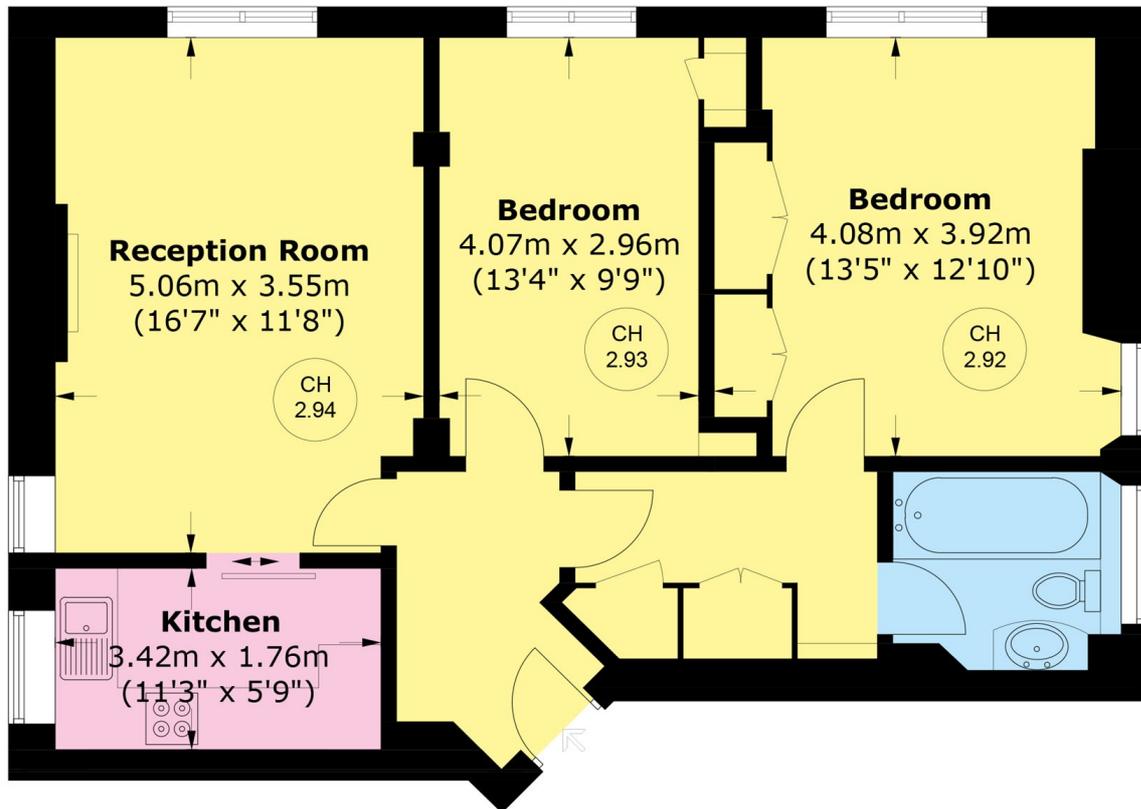


## FEATURES

- Prime Mayfair location • Two bedroom • One bathroom • Lift • Porter • Share of freehold •



Berkeley Street,  
London, W1J



## Third Floor

Total area (approx.): 65.4 sq. m (703.9 sq. ft)



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102 Mount Street,  
London, W1K 2TH  
T: 020 7529 5566  
E: sales@wetherell.co.uk

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