



21-22, Prince Of Wales Terrace,  
, W8

£3,200 Per Week,

NAPIER WATT

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35 Berkeley Square, Mayfair, London, W1J 5BF







## Description

An elegant 854 sq ft apartment positioned on the second floor with oblique views over neighbouring rooftops looking towards Hyde Park. The apartment entrance leads to a large reception room with three large windows flooding the room with natural light with bifold doors onto the adjacent kitchen. The master bedroom has built-in wardrobes, an ensuite bathroom with underfloor heating, mirror-fronted cabinet units with integrated demister, and double doors opening onto a Juliet balcony. The large second bedroom also has an 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
- VIDEO ENTRY
- WIFI
- CCTV
- AIR CONDITIONING

## Terms

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



SECOND FLOOR

APPROX. GROSS INTERNAL AREA \*  
850 FT<sup>2</sup> - 78.97 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.