



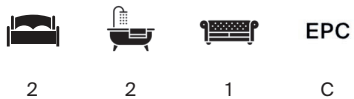
## CLARGES STREET

London, W1J



## MODERN MAYFAIR LIFESTYLE

A two-bedroom apartment, offering excellent potential, with private underground parking on Clarges Street, Mayfair.



Local Authority: City of Westminster

Council Tax band: G

Tenure: Leasehold, approximately 37 years remaining

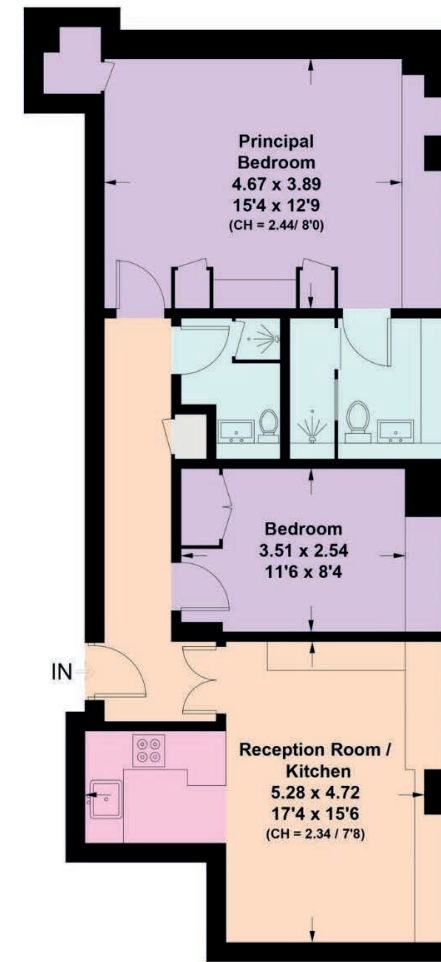
Ground rent: £1,000 per annum plus £100 per annum for parking space, reviewed every year

Service charge: £13,733 per annum plus £2,975 per annum for parking space, reviewed every year, next review due 2027

**Guide price: £695,000**

Situated within a well-maintained residential building just moments away from Green Park, this two-bedroom apartment offers well-proportioned accommodation and an excellent opportunity for refurbishment. Located on the second floor, this lateral apartment with lift access comprises an open-plan kitchen and living area, two bedrooms and two bathrooms.

Clarges Street is ideally located for the amenities of the West End, while also being well placed for Mayfair's world renowned restaurants and boutiques as well as the open spaces of Hyde Park. Transport links include Green Park (Piccadilly).



**Second Floor**

Approximate Gross Internal Area = 70.6 sq m / 760 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.

**Alastair Nicholson**  
+44 2076476612  
alastair.nicholson@knightfrank.com

**Danielle Gaughan**  
+44 2078615487  
danielle.gaughan@knightfrank.com

**Knight Frank Mayfair**  
44 South Audley Street,  
London, W1K 2PX

[knightfrank.co.uk](https://www.knightfrank.co.uk)

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