



**BATTERSEA & NINE ELMS
ESTATES**



22 Hanover Square London

£1,000 Per Week

This stunning boutique hotel is situated in the heart of London's most exclusive and iconic neighbourhoods.

This amazing studio apartment is located within the sought after Mandarin Oriental Hotel in the centre of Mayfair; part of the stunning boutique hotel is situated in the heart of London's most exclusive and iconic neighbourhoods. Residents can take advantage of the beautiful Hanover Square just moments from the Hotel. The apartment offers understated luxury and space in an open-plan design with a sitting area bathed in natural light

Residents will benefit from the dedicated team of full-time Mandarin Oriental trained staff including a 24-hour concierge, valet, maintenance, housekeeping, and security to manage your daily life.

Amenities at the Mandarin Oriental Residences are exceptional. The facilities include a residents' lounge, a sauna and steam room, a state-of-the-art gym, and spa and treatment rooms. A 25-metre heated indoor pool provides year-round swimming, while access to the four of the hotel's fine restaurant and signature bar means round-the-clock culinary excellence.

The spa & wellness area provides the perfect space for guests to enjoy the state of the art facilities.

Council Tax Band: Westminster - E
Minimum contract: 12 months
Change of contract fee: £50 including VAT
Lift access | Cladding: EWS1 Certificate available
Holding Deposit - £1000 (1 weeks rent, subject to agreed offer)

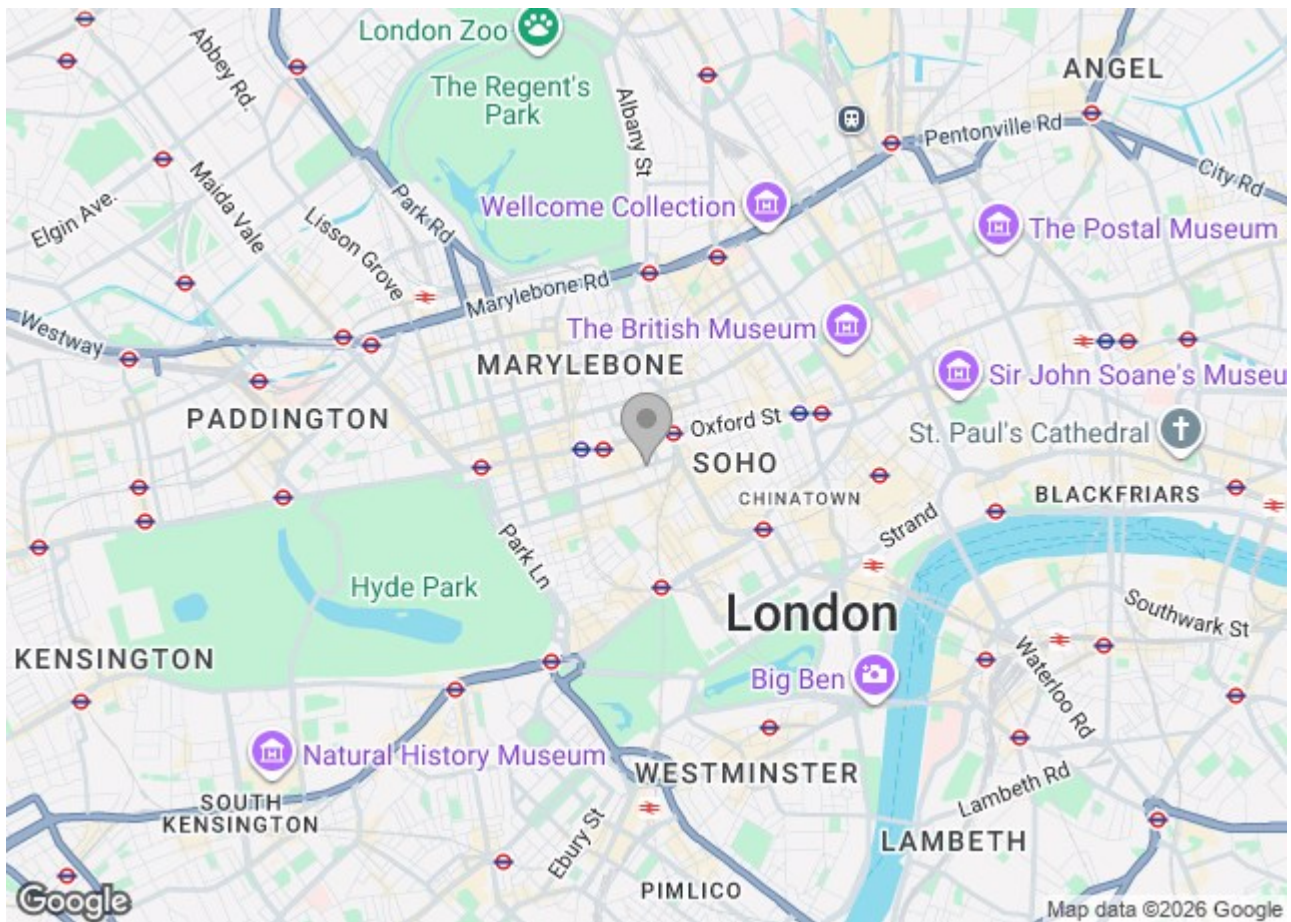
Electricity supply – Mains | Cold Water supply – Mains | Sewerage – Mains | Hot water, heating & comfort cooling – Communal | Internet: FTTP | No Parking |

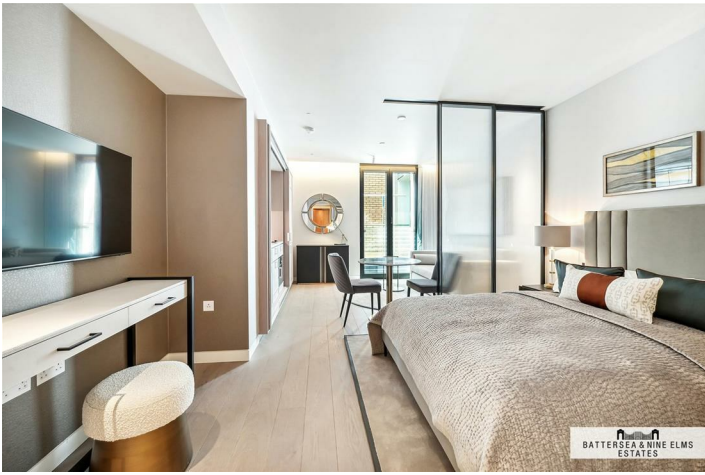
To check broadband and mobile phone coverage please visit Ofcom.
To check planning permission please visit Westminster Council Website, Planning & Building Control

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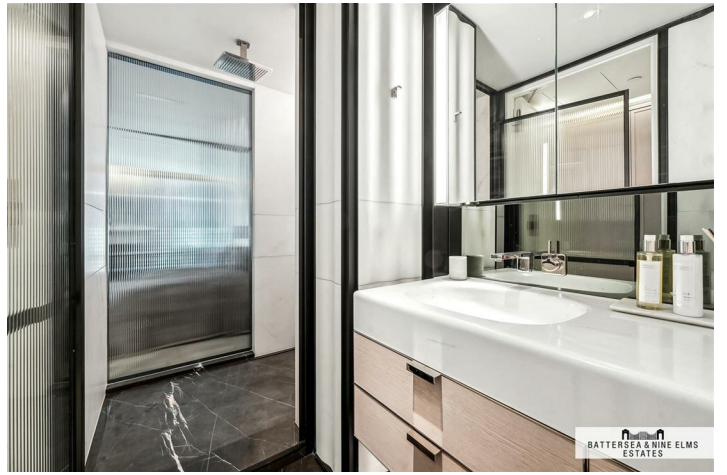


- Top-of-the-line integrated appliances
- Gym & spa
- 24-hour concierge
- Iconic location and neighbourhood
- Access to the hotel's restaurant and signature bar





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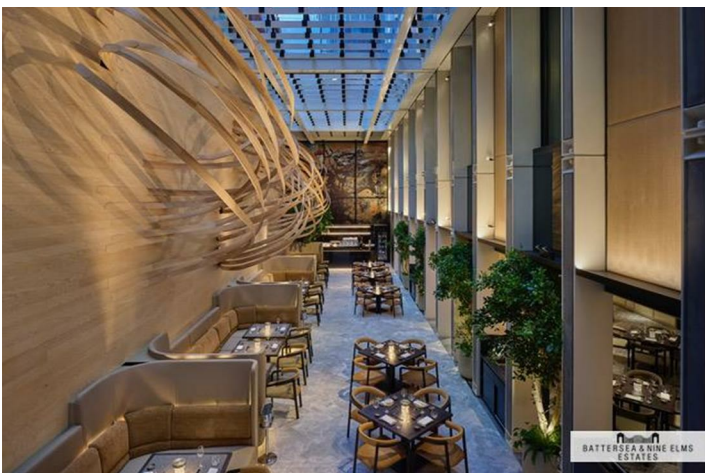
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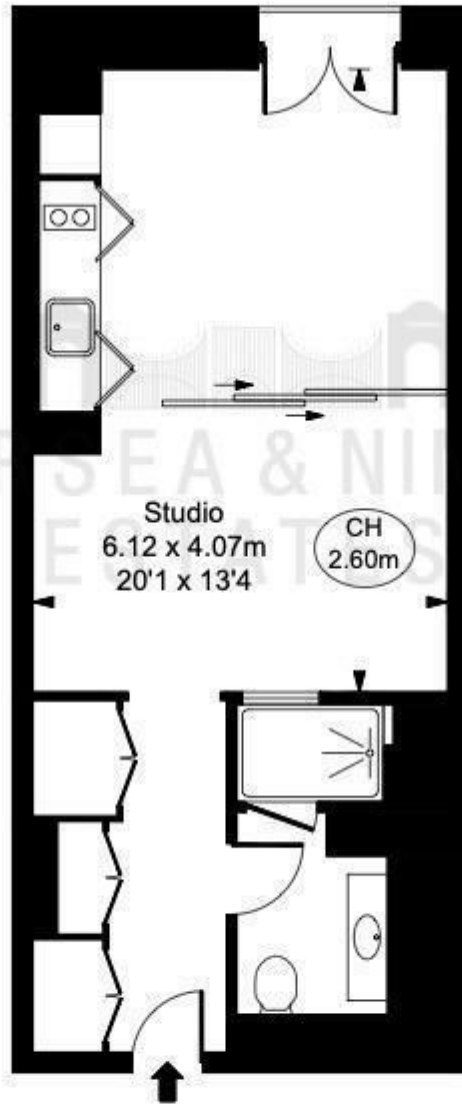
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Mandarin Oriental, Hanover Square, W1S

Approximate Gross Internal Area
36.24 sq m / 390 sq ft



(CH = Ceiling Heights)



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This plan is not to scale. It is for guidance and not for valuation purposes.

All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>	84	84	
<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>			
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC