



Erida House, Mayfair Guide price £950,000

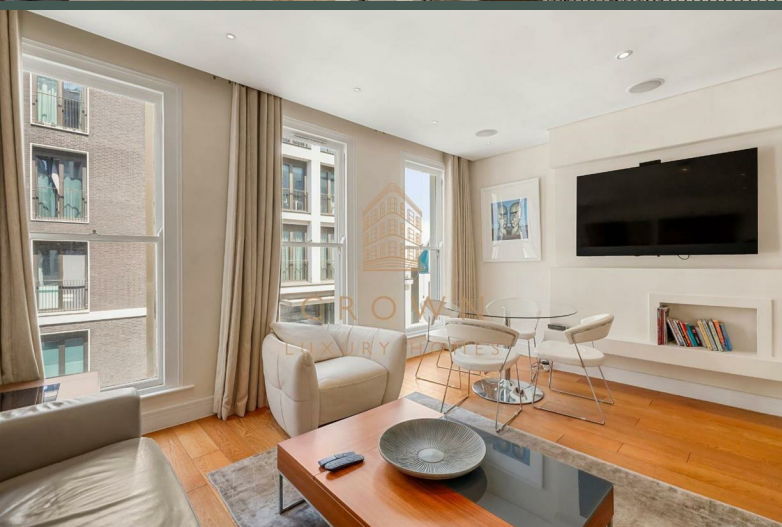


Super Prime Location | Great Transport Links | Close to Green Park | Near Buckingham Palace | Modern Interior
| Air Conditioning | 118 Years of Remaining Lease



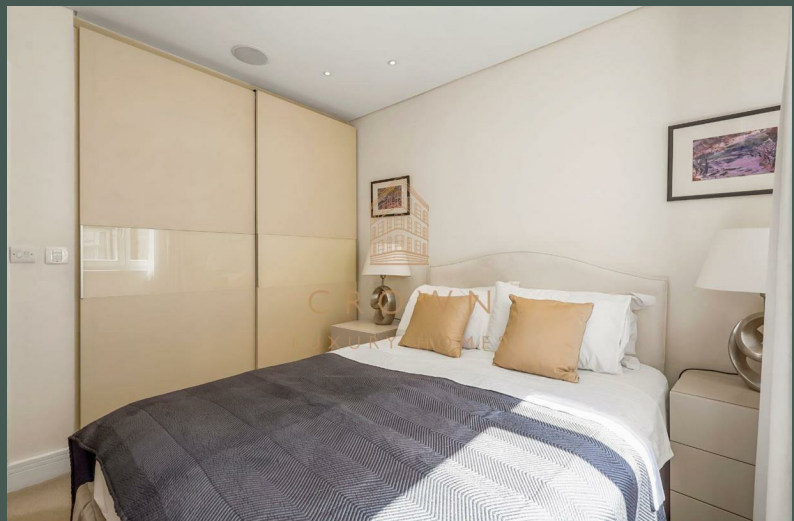
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LUXURY HOMES

lettings@crownluxuryhomes.com
+44 2035 143482



- Super Prime Location
 - Near Green Park
- Excellent Transport Links
- 118 years of remaining lease

- Modern Interior
- Near Buckingham Palace
- 486 sq m



The Property

Situated on the first floor of an elegant period building with lift access, this well-presented one-bedroom apartment offers a rare opportunity to acquire a refined residence in the heart of Mayfair. Combining timeless period architecture with modern interiors and high ceilings, the apartment is ideally suited as a London home, pied-à-terre, or investment.

The bright open-plan reception and dining area benefits from impressive high ceilings and large floor-to-ceiling windows, allowing an abundance of natural light to fill the space and creating an inviting setting for both everyday living.

The adjoining kitchen is compact and thoughtfully arranged to maximise functionality. It offers good storage, worktop space, and integrated appliances, making it practical for day-to-day use while complementing the open-plan living area.

The double bedroom provides a peaceful retreat, benefiting from excellent built-in storage, a well-proportioned layout, and the added comfort of a dedicated air conditioning unit.

The spacious bathroom is well appointed and features both a full-size bathtub and a separate walk-in shower, as well as underfloor heating.

Please note: Hot water is included within the annual service charge.

The property benefits from a Selective Licence granted by Westminster City Council, which is valid until 2031.

118 years remaining on the lease.

Location

Perfectly positioned on one of Mayfair's most prestigious streets, Clarges Street enjoys an enviable location moments from Green Park and Piccadilly. Residents are within easy walking distance of Bond Street's world-renowned luxury boutiques, Michelin-starred restaurants, exclusive private members' clubs, and some of London's finest hotels.

The open spaces of Green Park provide a tranquil escape from the city, while nearby Green Park Underground Station offers access to the Jubilee, Victoria, and Piccadilly lines, ensuring excellent connectivity across London.

Combining an exceptional address, elegant interiors, and an unrivalled lifestyle, this outstanding apartment represents a rare opportunity to own a home in one of London's most prestigious neighbourhoods.

Additional Information

Council: Westminster, Band: F

Service Charge: 1900 per annum (includes hot water charges; subject to change)

Ground Rent: £0

Local Council: Westminster
Council Tax Band: F
Leasehold

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs					
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

