



**BEAUCHAMP  
ESTATES**

**North Row**

MAYFAIR





A four bedroom lateral apartment in Mayfair with 24-hour porter.



## Exterior

This modern apartment in Hereford House, Mayfair, is set within a handsome Victorian building and offers elegant living just moments from Hyde Park.

## Highlights

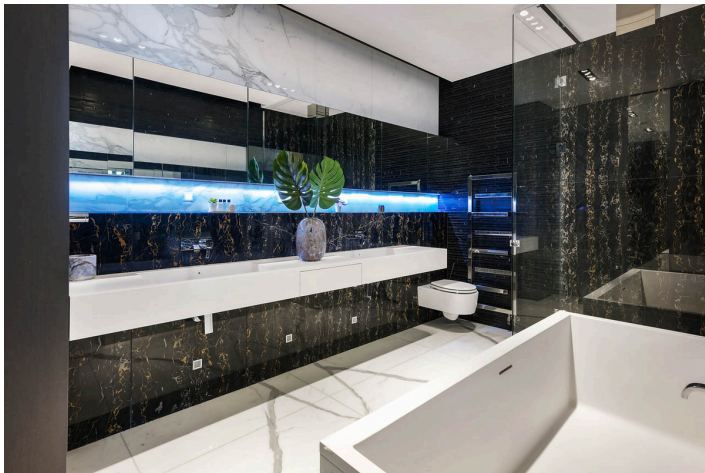
- Porter
- Grand communal areas and secure entry
- Contemporary home automation systems
- High specification





## Interiors

Designed to balance entertaining, wellness and work, it features a grand open-plan reception area with wooden floors, dual-aspect windows and a working fireplace, alongside a contemporary kitchen and dining suite, a study and a utility room. There are four spacious ensuite bedrooms plus an additional shower room and guest WC. The principal suite includes a marble bathroom with spa-like finishes and a walk-in wardrobe. The apartment further benefits from a private spa room with a built-in sauna, full air conditioning and 24-hour concierge.

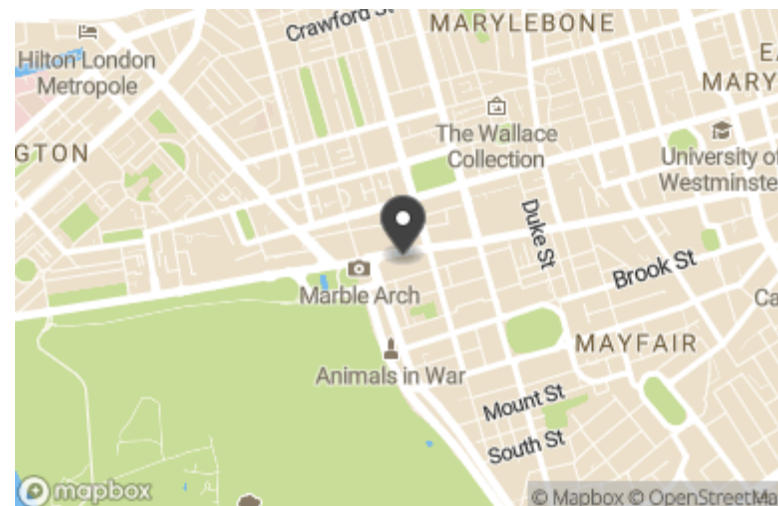


## Features

- 24/7 Concierge
- Air Conditioning
- Furnished
- Lift
- Sauna

## Location

Hereford House occupies a prime position on North Row, Mayfair, just a five-minute walk from Hyde Park and within easy reach of Oxford Street, Mayfair's finest restaurants, luxury retail and world-class hotels. Marble Arch Underground Station (Central line) is a short walk away, offering direct access across central London.



# Terms

Price: £5,500 per week

Tenure:

Local Authority: Westminster

Council Tax: H

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs			
A (92+)		A (92+)	
B (81-91)		B (81-91)	
C (69-80)		C (69-80)	
D (55-68)		D (55-68)	
E (39-54)		E (39-54)	
F (21-38)		F (21-38)	
G (1-20)		G (1-20)	
Not energy efficient - higher running costs			
85	85	83	83

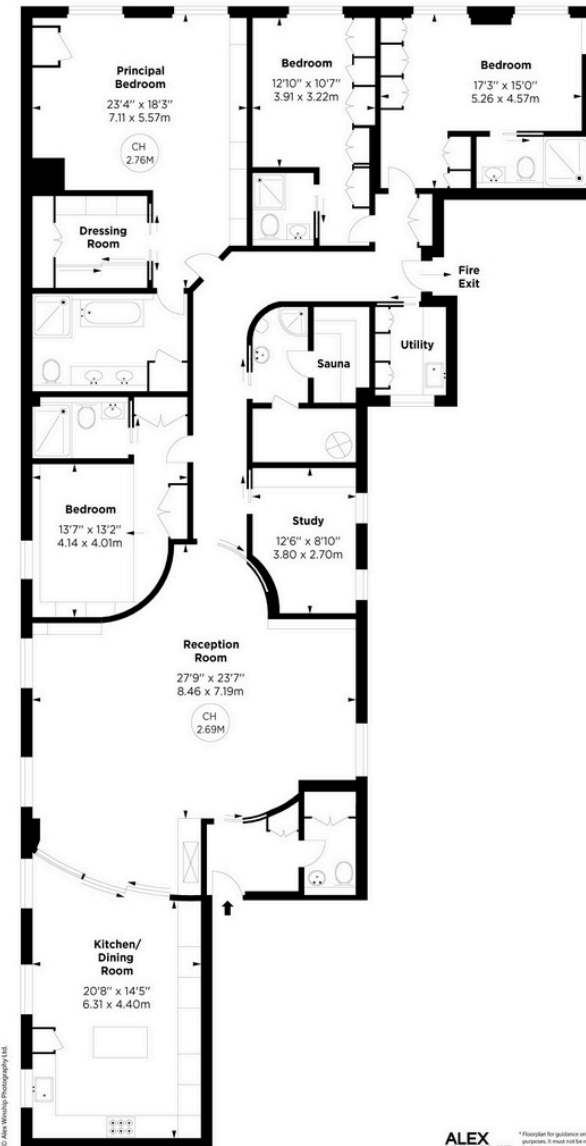
England, Scotland & Wales  
EU Directive 2002/91/EC

Beauchamp Estates, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representation or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any Areas, measurements or distances are approximate. The text photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Beauchamp Estates have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

## Hereford House, W1K

APPROX. GROSS INTERNAL AREA \*  
2802 Sq Ft - 260.31 Sq M

This floorplan is for GUIDANCE ONLY and NOT FOR VALUATION purposes.



SECOND FLOOR



\*For guidance only, not to scale or valuation purposes. It must not be relied upon as a statement of fact. All measurements and areas are approximate and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.





**BEAUCHAMP  
ESTATES**

Beauchamp Estates - Mayfair

24 Curzon Street,  
London, W1J 7TF

020 7499 7722

[londoninformation@beauchampestates.com](mailto:londoninformation@beauchampestates.com)

[www.beauchampestates.com](http://www.beauchampestates.com)