



Caryfort House, West Halkin Street SW1

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# Carysfort House, West Halkin Street SW1

This apartment is a fourth and fifth floor duplex flat close to Motcomb Street and Belgrave Square. It offers approximately 1279 square feet and benefits from lift access and porter services. This interior-designed and newly refurbished apartment has been finished to exacting standards with state-of-the-art fixtures and fittings, including Gaggenau appliances, air conditioning, underfloor heating, Sonos surround sound and other unique media features.

Accommodation comprises the principal bedroom with en suite bathroom, a further double bedroom, family bathroom, dual aspect open plan double reception room, kitchen, guest cloakroom, and utility room.



**Guide price:** £2,750,000

**Tenure:** Leasehold: approximately 123 years remaining

**Service charge:** £6,000 per annum, reviewed every year, next review due 2024

**Ground rent:** Peppercorn

**Local authority:** City of Westminster

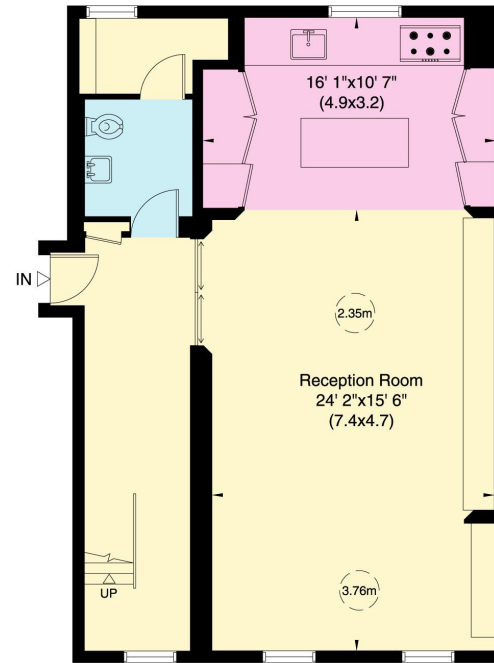
**Council tax band:** G



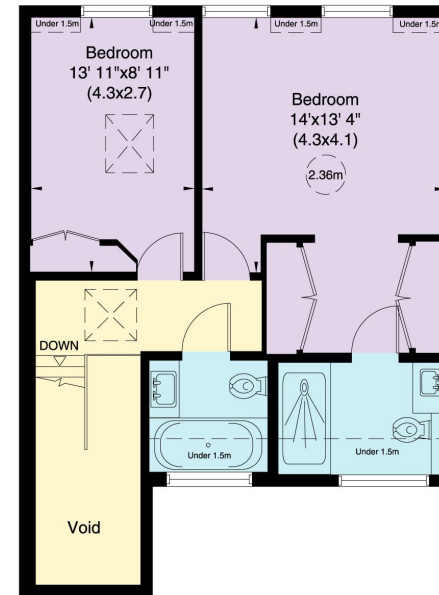


## Approximate Gross Internal Floor Area 119 sq m / 1,279 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Fourth Floor



Fifth Floor

**Knight Frank**

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I would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated July 2023. Photographs and videos dated July 2023.

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