

2.03

CLARGES

MAYFAIR W1



This is an outstanding lateral apartment on the second floor of Clarges, with a dramatic dual aspect 32' x 21' drawing room and floor to ceiling picture windows framing a beautiful, unobstructed south easterly view of Green Park.



Further accommodation includes a generous kitchen with Gaggenau appliances, principal bedroom dressing room and en suite bathroom, a guest bedroom suite and a cloakroom.

The apartment has one underground parking space.



Guide Price
£9,950,000

Ground Rent
Peppercorn

Tenure
Leasehold, 998 years from 30.11.2017

Service Charge
£38,000 per half annum

Local Authority
City of Westminster

Council Tax
Band H



Mayfair is one of London's most exclusive addresses, with its Royal Parks and iconic streets connecting Buckingham Palace and St James's to the south, and Hyde Park and Knightsbridge to the west. Steeped in history and tradition, Mayfair is also home to London's largest concentration of 5-star hotels, Michelin-starred restaurants and some of the world's most famous destination shopping addresses.



ASHBURTON
PLACE W1

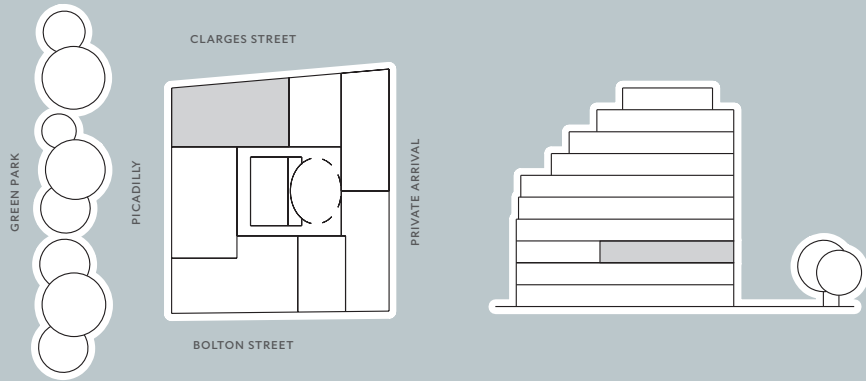
Clarges offers residents outstanding services and facilities including 24 hour concierge and security, 25m swimming pool, spa with private treatment rooms, sauna, steam room and gym. There is also a residents' cinema and function rooms.





Running between Piccadilly and Curzon Street, Clarges Mayfair is exceptionally well located for a large range of renowned restaurants, bars and hotels. It is only a short walk to Green Park tube station (0.1 mile). Distances are approximate.





Approximate Gross
Internal Area
2,013 sq ft / 187 sq m

Drawing / Dining Room
32'2" x 21'4" / 9.8 x 6.5m

Kitchen
15'5" x 12' 6" /
4.7 x 3.8m

Principal Bedroom
13'5" x 14' 1" /
4.1 x 4.3m

Second Bedroom
13'1" x 12' 6" /
4.0 x 3.8m

Floorplan for guidance only, not to scale or valuations 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, Misrepresentation Act 1967. This brochure and the descriptions and measurements herein do not constitute representation and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. 03/09/23 HEWLETT-230825-05GG

SECOND FLOOR



THIS PLAN WAS SUPPLIED TO THE BROCHURE BY LOUISE HEWLETT

Energy Efficiency Rating		Current	Potential
Not energy efficient - lower saving costs			
92-100	A	88	88
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher saving costs			
England & Wales		EU Directive 2002/91/EC	



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