

Berkeley Street, Mayfair W1J

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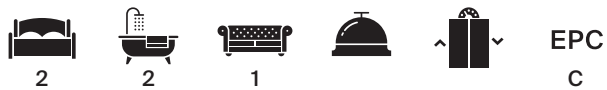
# Berkeley Street, Mayfair **W1J**

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Located within an attractive period building moments from Berkeley Square, this apartment benefits from over 1200 sq ft of accommodation and air-conditioning throughout.

Arranged on the sixth floor (with lift) the property comprises an open plan kitchen and reception room, with ample space for entertaining and relaxing. With windows to the rear and a Juliette balcony to the front, the space is flooded with natural light.

The bright and generously sized principle bedroom has an en suite with separate bathtub and shower. The second double bedroom also benefits from an en suite bathroom.



**Guide price:** £2,250,000

**Tenure:** Leasehold: approximately 974 years remaining

**Service charge:** £20,000 per annum, reviewed every year, next review due 2025

**Local authority:** City of Westminster

**Council tax band:** H





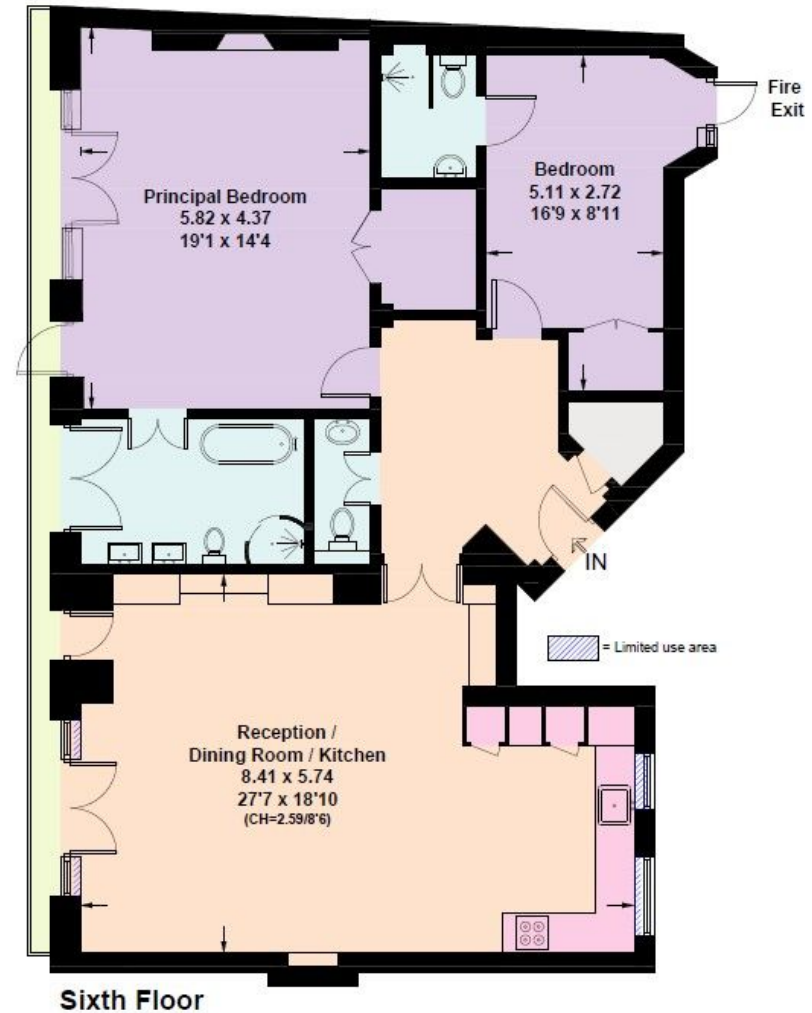
Berkeley Street is ideally located for the many amenities of Mayfair and the West End. There is an abundance of designer retailers and restaurants along Mount Street and Old Bond Street, with Oxford Street and Regent Street also nearby.



# Berkeley Street, W1J

**Approximate Gross Internal Floor Area**  
**115.3 sq m / 1,241 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.



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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 2024. Photographs and videos dated July 2024.

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