



Charles Street, Mayfair, London **W1K**



Location

The property is just five minutes from Piccadilly and Park Lane, whilst being surrounded by greenery, with the extensive open spaces of Hyde Park, Green Park, St James's Park, Mount Street Gardens and Grosvenor Square all within walking distance of the property.

This highly regarded, predominantly residential area offers easy access to the world class shopping of nearby Mount Street and Bond Street. The majority of London's Michelin Star restaurants are also nearby, along with the Dorchester, Lanesborough and Hilton Hotels. Excellent local transport links include Hyde Park tube station for the Piccadilly line and Green Park tube station for the Victoria, Jubilee and Piccadilly lines. Good bus routes are also found nearby in Piccadilly and Park Lane.



Guide price: £8,950,000

Tenure: Freehold

Local authority: City of Westminster

Council tax band: H

Charles Street is one of Mayfair's premier residential streets and is situated on the southwest corner of Berkeley Square, in the heart of the Mayfair Conservation Area.





Accommodation

This elegant Grade II listed freehold townhouse is in need of renovation and offers an incoming buyer the scope to improve the condition and layout to suit their needs.

The current layout is that of a four bedroom home with excellent entertaining spaces on both the ground and first floors. The lower ground floor comprises a good sized double bedroom with a full professional kitchen which benefits from a dumb waiter serving the ground and first floors.

The principal bedroom is located on the second floor, complete with dressing room and en suite bathroom. There are two further good sized double bedrooms which also benefit from en suite bathrooms and dressing rooms.





This elegant freehold house is Grade II listed.



Charles Street, W1

APPROX. GROSS INTERNAL AREA *
4500 Sq Ft - 418.15 Sq M
(Excluding Vaults & Loft)

Vaults Area
140 Sq Ft - 13.01 Sq M

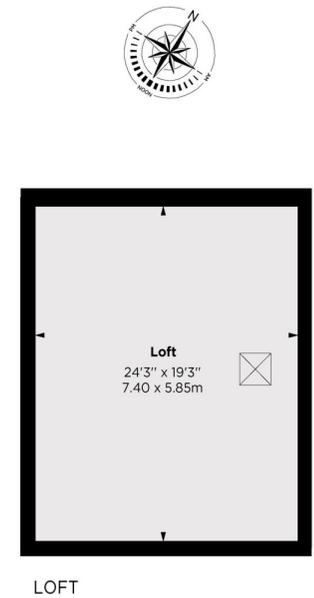
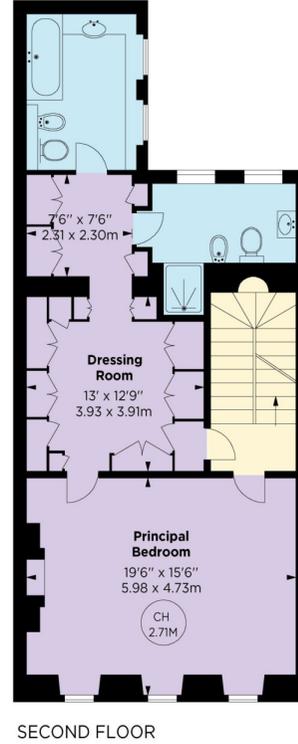
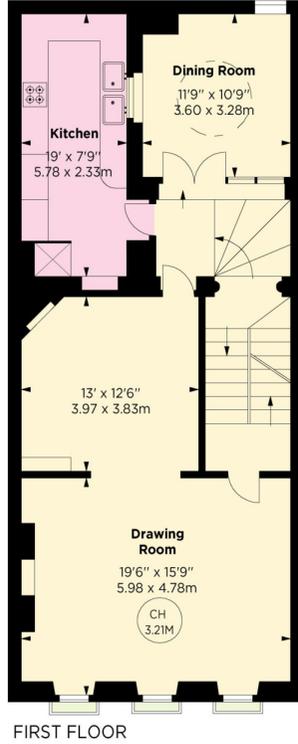
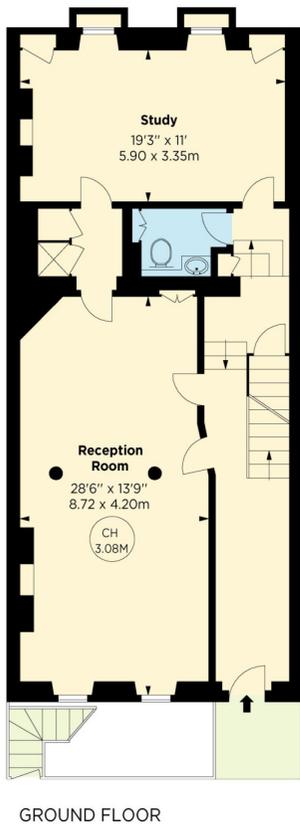
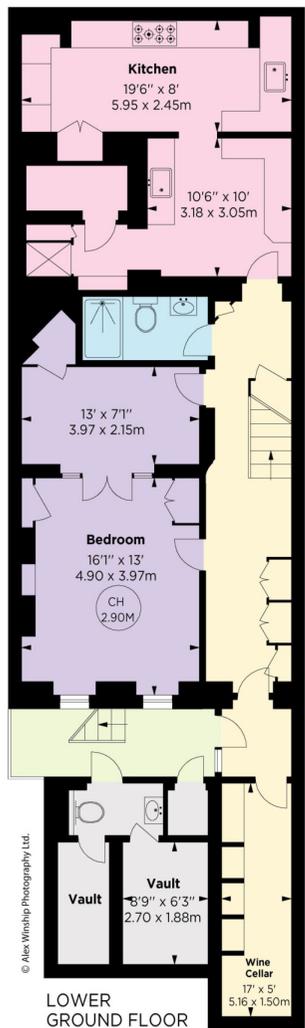
Loft Area
465 Sq Ft - 43.28 Sq M

TOTAL APPROX. GROSS INTERNAL AREA *
5107 Sq Ft - 474.44 Sq M

Key :
CH - Ceiling Height

☒ - Under 1.5m

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



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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 May 2023. Photographs and videos dated April 2023.

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