Knight Frank



CLARGES MAYFAIR

Clarges Street W1J



EXCEPTIONAL PENTHOUSE APARTMENT WITH ROOF TERRACE

This immaculate, penthouse triplex apartment offers accommodation extending to 7,701 square feet.



Local Authority: City of Westminster

Council Tax band: H

Tenure: Leasehold: approximately 992 years remaining

Ground rent: Peppercorn

Service charge: £242,232 per annum, reviewed every year, next review due 2025

Guide Price: £68,000,000





Designed by world-renowed Squire & partners, with interiors created by Martin Kemp design, the development is situated opposite Green Park. It is situated within Clarges Mayfair; an exquisite landmark new development by British Land of just 34 apartments.

Clarges offers residents exemplary services and facilities including; 24 hour concierge and security, fabulous spa with 25m swimming pool, private treatment rooms, sauna, steam room and gym, as well as residents' cinema and function rooms.





ACCOMMODATION

Facing directly south, the apartment is bathed in natural light and benefits from the most exceptional views over Green Park and the London skyline. Accessed from the lift lobby, the double reception room to the front offers wonderful living space, giving direct access to the generous terrace. The large, eat-in family kitchen has views north and east over Mayfair, and also gives access to the wrap around terrace. The centre piece circular staircase features prominently in the apartment and provides access to the stunning terrace on the tenth floor - this has to be one of the finest views and entertaining spaces in Central London.

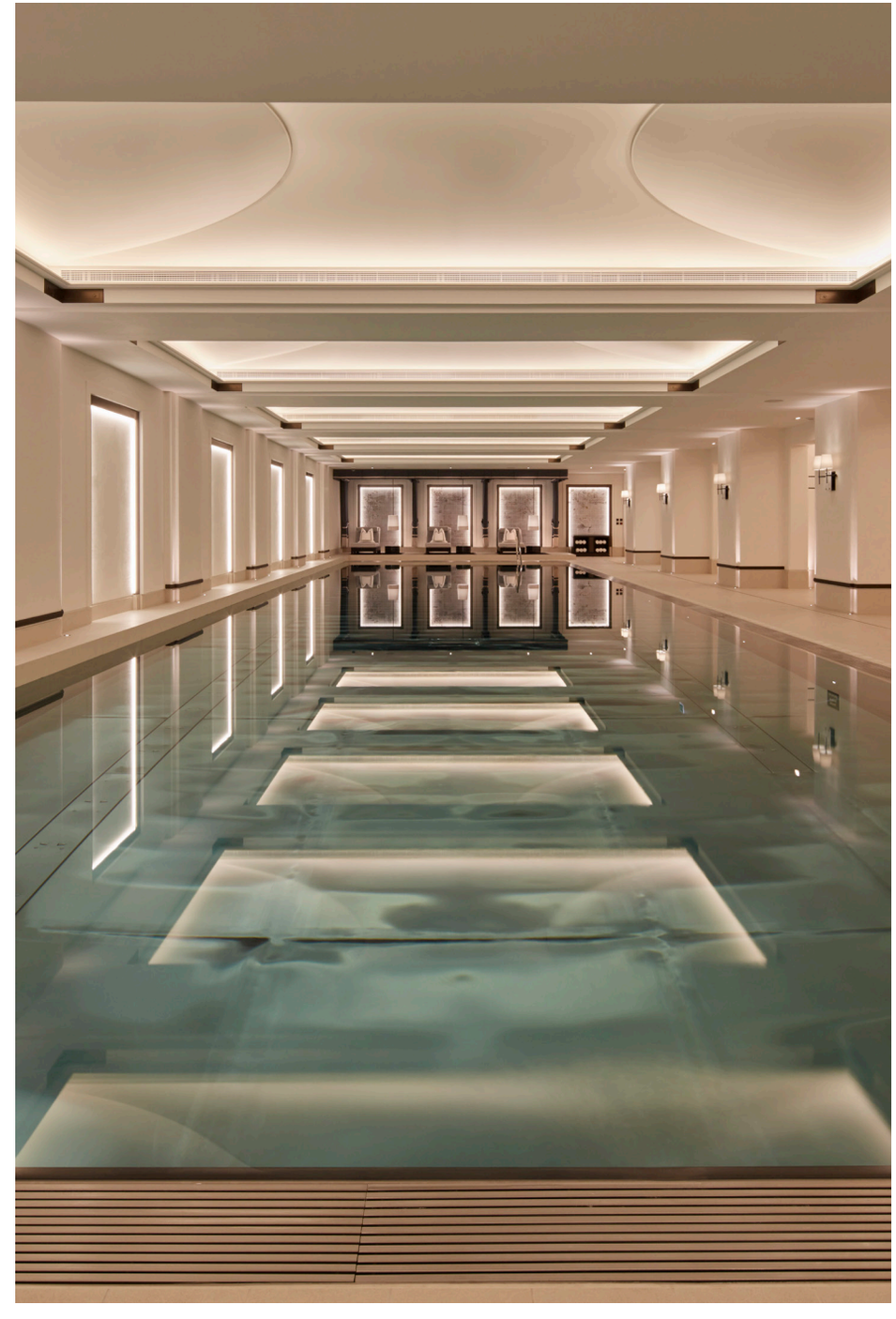
The staircase leads down to the bedroom accommodation on the eighth floor. The generous half floor principal suite offers two large dressing areas, two bathrooms and a separate study/bedroom area. There are three further bedrooms to the rear, all en suite, a day room giving access to a westerly facing terrace, and a laundry room. The apartment benefits from two, secure underground car parking spaces, and a storage room.



LOCATION

Mayfair is London's most exclusive address, with magnificent 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.

Running between Piccadilly and Curzon Street, Clarges Mayfair is exceptionally well located for the finest boutiques, restaurants, galleries and members' clubs. The wonderful, open spaces of Green Park and Hyde Park are both easily accessible and Green Park tube station is close by.




UNDERGROUND





Approximate Gross Internal Area = 715.42 sq m / 7,701 sq ft
Approximate Terrace Area = 267.24 sq m / 2,876 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted to tell you more.

Alastair Nicholson
+44 20 7647 6612
alastair.nicholson@knightframe.com

Knight Frank Mayfair
44 South Audley Street
London W1K 2PX

knightfrank.co.uk

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. 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. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at https://www.knightfrank.com/legals/privacy-statement.

Particulars dated June 2025. Photographs and videos dated June 2025. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.