



Berkeley House, Hay Hill, Mayfair **W1J**

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Located on Hay Hill, just south of Berkeley Square, the property is ideally situated for the amenities of Mayfair, the West End, and the open spaces of Green Park and Hyde Park.

This fantastic, lateral one bedroom apartment is found on the seventh floor of Berkeley House, a prestigious portered block that benefits from lift access. It has been modernised throughout, with a spacious reception room and separate kitchen. The bedroom has built-in storage throughout and the bathroom is well designed to modern standards with a shower/bath. This spacious property would make a perfect buy-to-let investment or pied-a-terre.



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Guide price: £1,095,000

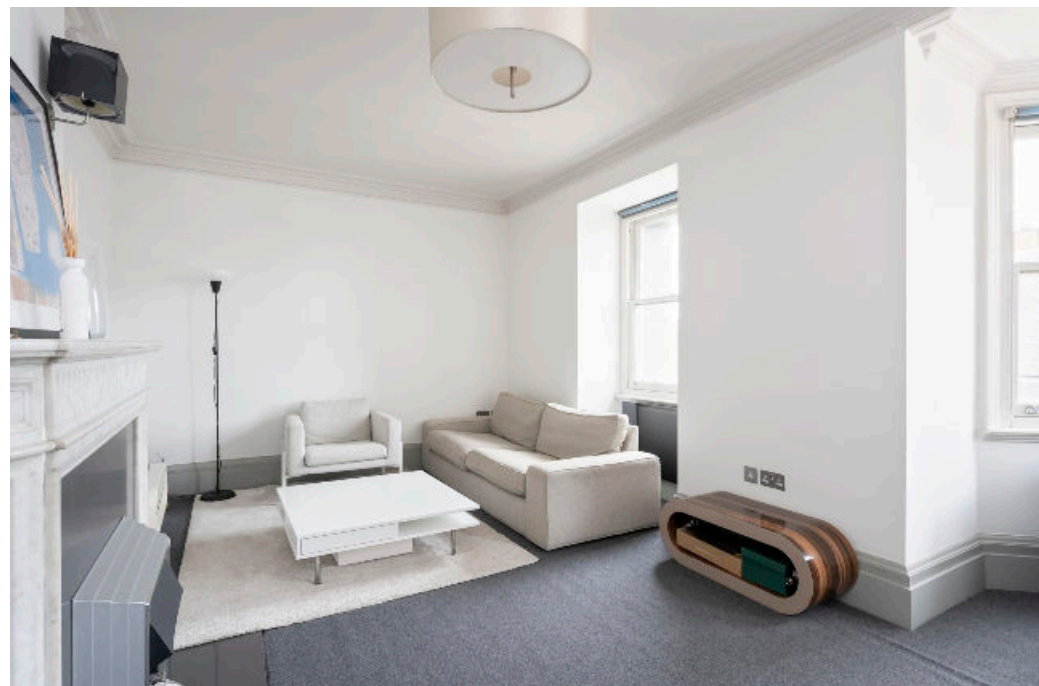
Tenure: Leasehold: approximately 140 years remaining

Service charge: £6,630.59 per annum, reviewed every year, next review due 2025

Ground rent: Peppercorn

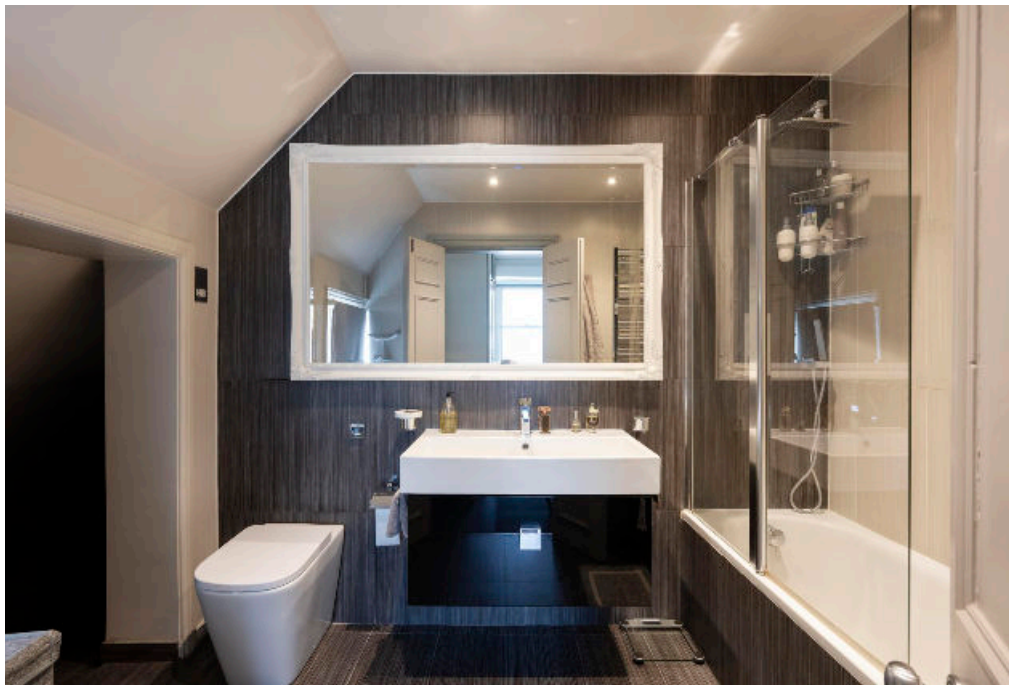
Local authority: City of Westminster

Council tax band: F





Excellent transport links are afforded by rail, including Green Park and Hyde Park Corner tube stations, providing access to the Jubilee, Victoria and Piccadilly lines.



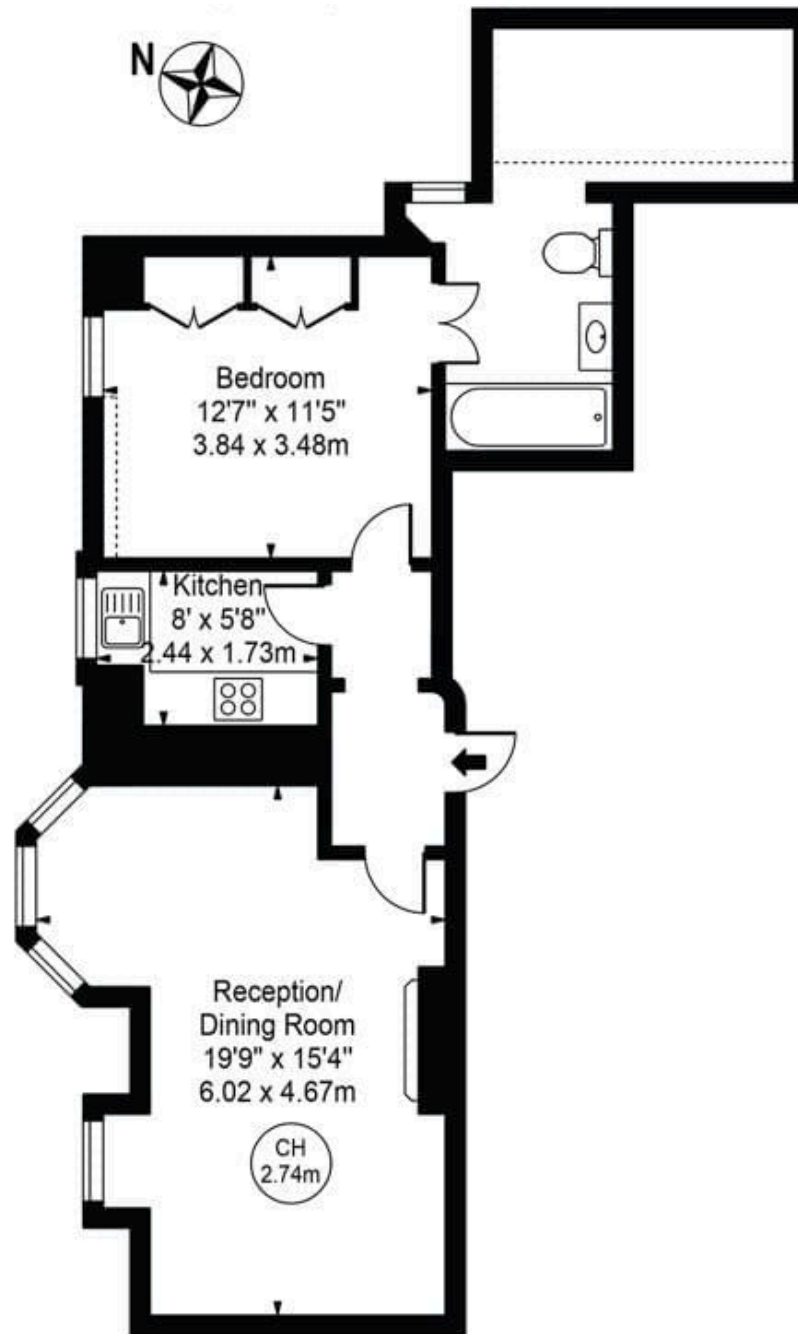


**Approximate Gross Internal Floor Area
(including restricted height area)**

58.06 sq m / 625 sq ft

**Approximate Gross Internal Floor Area
(excluding restricted height area)**

52.58 sq m / 566 sq ft



Seventh Floor

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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