



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



Berkeley House, Hay Hill W1J

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.



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

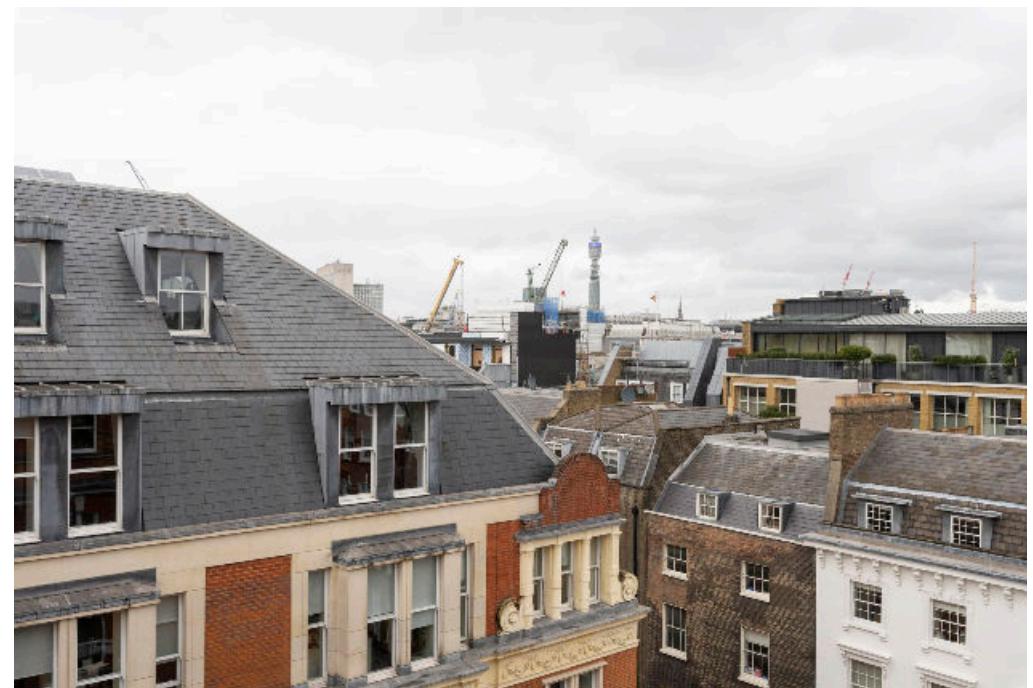
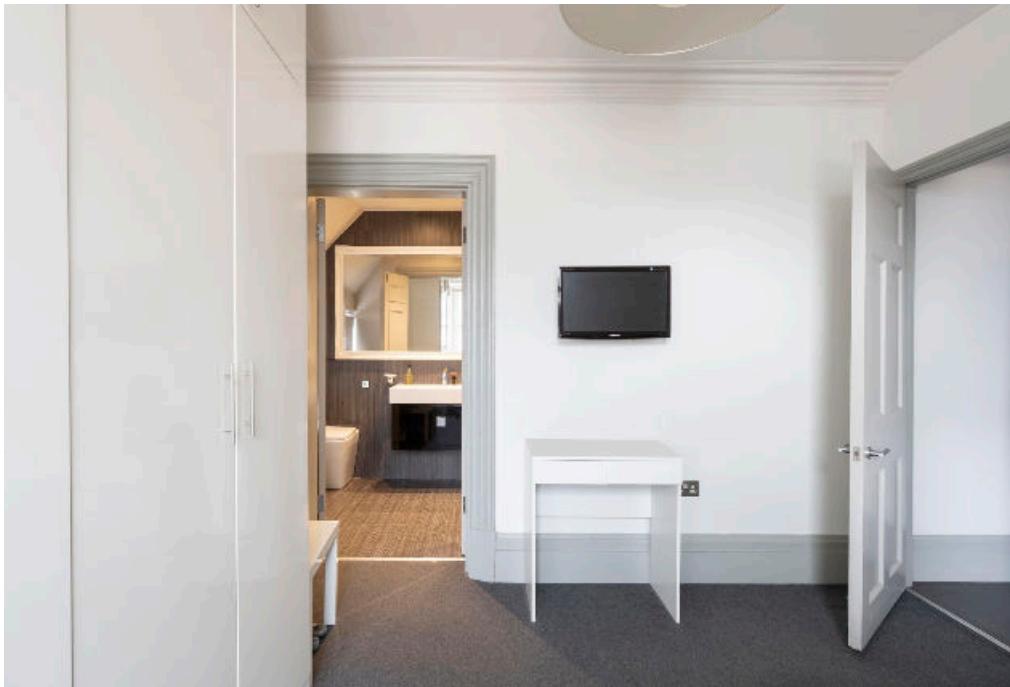
Council tax band: F





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.



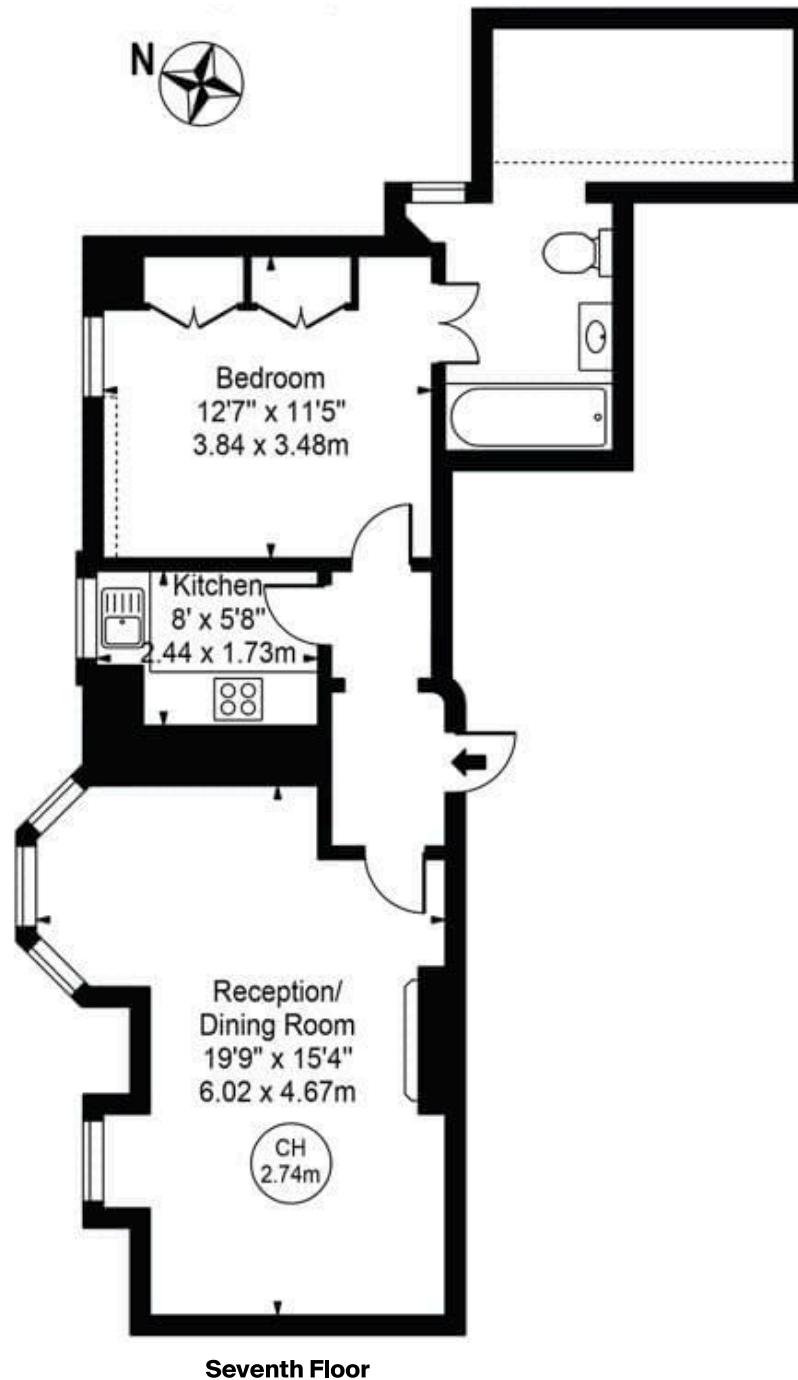


**Approximate Gross Internal Floor Area
(including restricted height area)**

58.06 sq m / 625 sq ft

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

52.58 sq m / 566 sq ft



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.



Knight Frank
Mayfair
120a Mount Street
London W1K 3NN

Kimberley Pratt
+44 20 3892 3578
kimberley.pratt@knightfrank.com

[knightfrank.co.uk](https://www.knightfrank.co.uk)

Your partners in property



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. Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP 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 the agents, seller(s) or lessor(s). 2. 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. 3. 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 or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. 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 September 2024. Photographs and videos dated September 2024.

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.