



Berkeley House, Hay Hill, Mayfair **WIJ**



# Berkeley House, Hay Hill **W1J**

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This fantastic, lateral one bedroom apartment is located on the seventh floor of Berkeley House, a prestigious portered block that benefits from lift access.

It is perfectly situated next to Berkeley Square and is modernised 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:** £1,175,000

**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



## Location

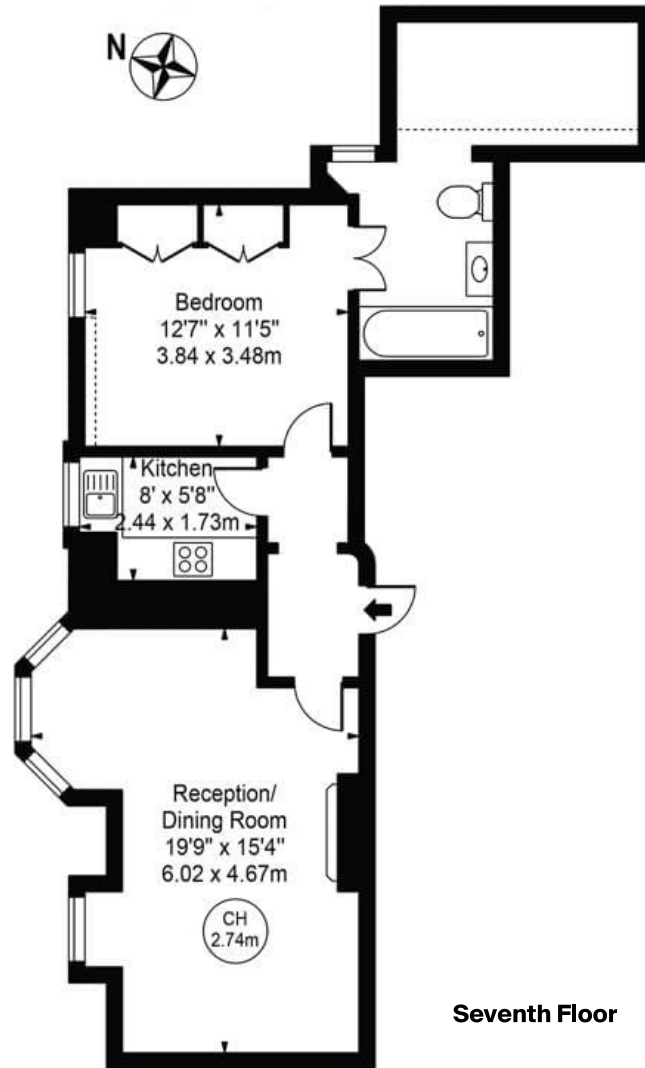
Located on Hay Hill, just south of Berkeley Square, Berkeley House is ideally situated for the many amenities of Mayfair, the West End and the open spaces of Green Park and Hyde Park.

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**  
**58.06 sq m / 625 sq ft**  
(including restricted height area)

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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