



Charles Street, Mayfair **W1J**

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# Charles Street Mayfair W1J

A rare opportunity to purchase a split level flat on Charles Street over the first and second floors. The property has a large reception room with 3.5 metre ceiling heights and plenty of natural light coming through from the three south facing floor to ceiling windows. There is a separate kitchen that looks over a communal terrace and there are two bedrooms along with a bathroom on the second floor.

The property benefits from having a share in the freehold as well as two storage cupboards located in the building.



**Guide price:** £3,450,000

**Tenure:** Share of freehold plus leasehold, approximately 973 years remaining

**Service charge:** £9,000 per annum, reviewed every year, next review due 2025

**Ground rent:** Peppercorn

**Local authority:** City of Westminster

**Council tax band:** G

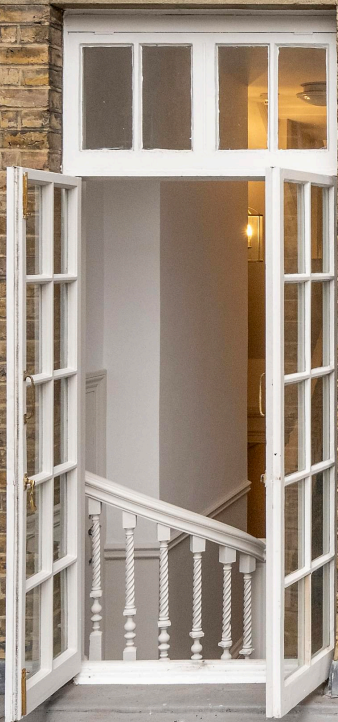


Charles Street is one of Mayfair's premier residential streets and is situated on the southwest corner of Berkeley Square, in the heart of the Mayfair Conservation Area. It is just five minutes from Piccadilly and Park Lane, whilst being surrounded by greenery with the extensive open spaces of Hyde Park, 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 on foot 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. Charles Street is incredibly well-connected, with local transport links including 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.



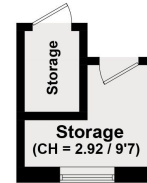
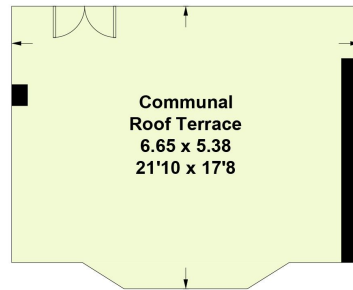




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Approximate Floor Area 120.2 sq m / 1294 sq ft

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.



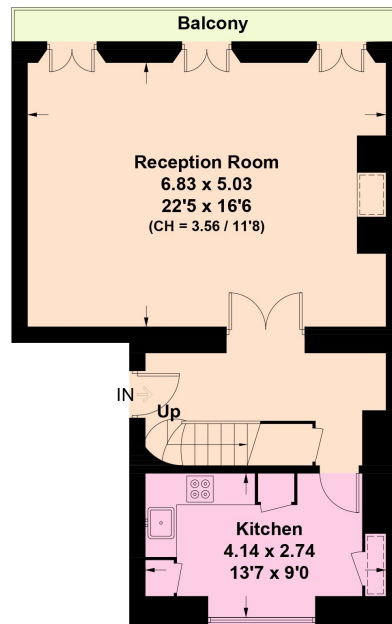
**First Floor**

(Not Shown In Actual Location / Orientation)

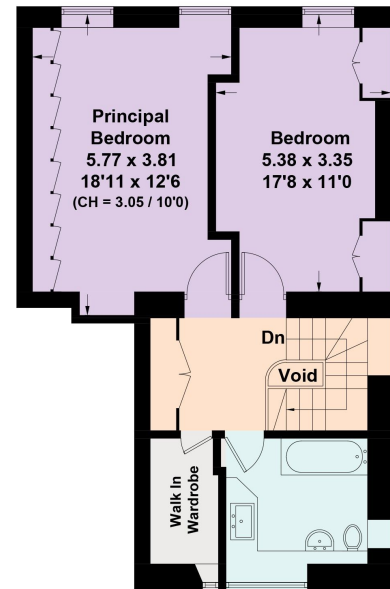
**Second Floor**

(Not Shown In Actual Location / Orientation)

= Reduced head height below 1.5m



**First Floor**



**Second Floor**

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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 February 2024. Photographs and videos dated February 2024.

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