



Flat 8
17 Berkeley Street

MAYFAIR W1



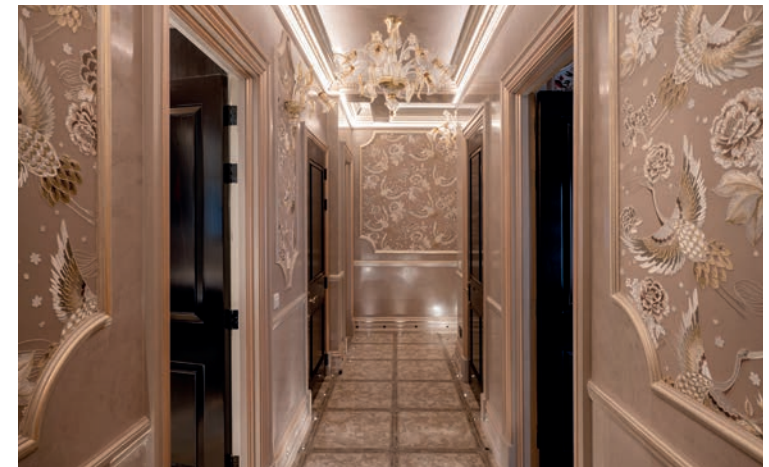
Flat 8 17 Berkeley Street

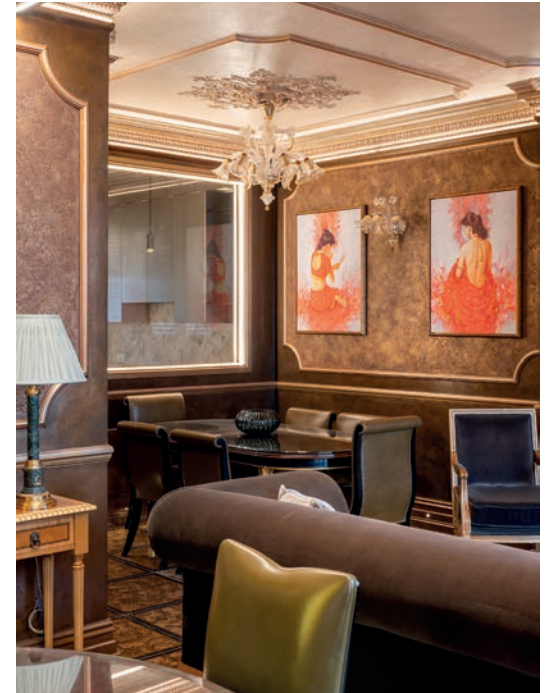
Flat 8 is an elegant two bedroomed apartment arranged on the fourth floor of an attractive period building on sought-after Berkeley Street. The building is serviced by a porter and can be accessed by lift or stairs.

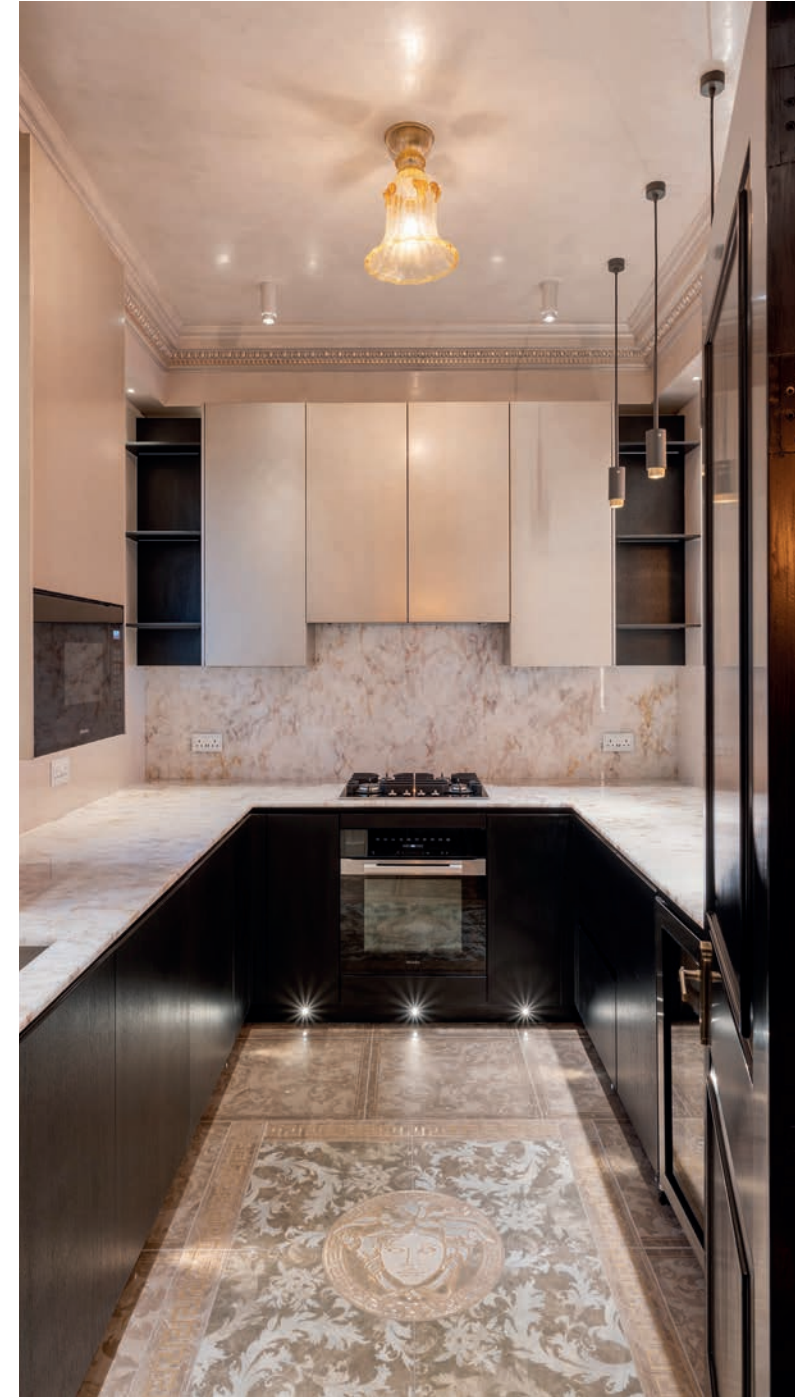
The property offers 1,165 sq ft of accommodation which showcases Versace tiles and luxurious interiors throughout. Its generous reception/dining room is filled with an abundance of natural light through a large bay window, and it features an impressive built-in bar as well as providing ample space for entertaining.

The beautifully designed principal bedroom suite benefits from excellent natural light and offers excellent storage with its built-in floor to ceiling wardrobes. The en suite bathroom is immaculately decorated and benefits from separate bath and rainfall shower.

Completing the accommodation is a stylish kitchen, a second double bedroom and a cloakroom.

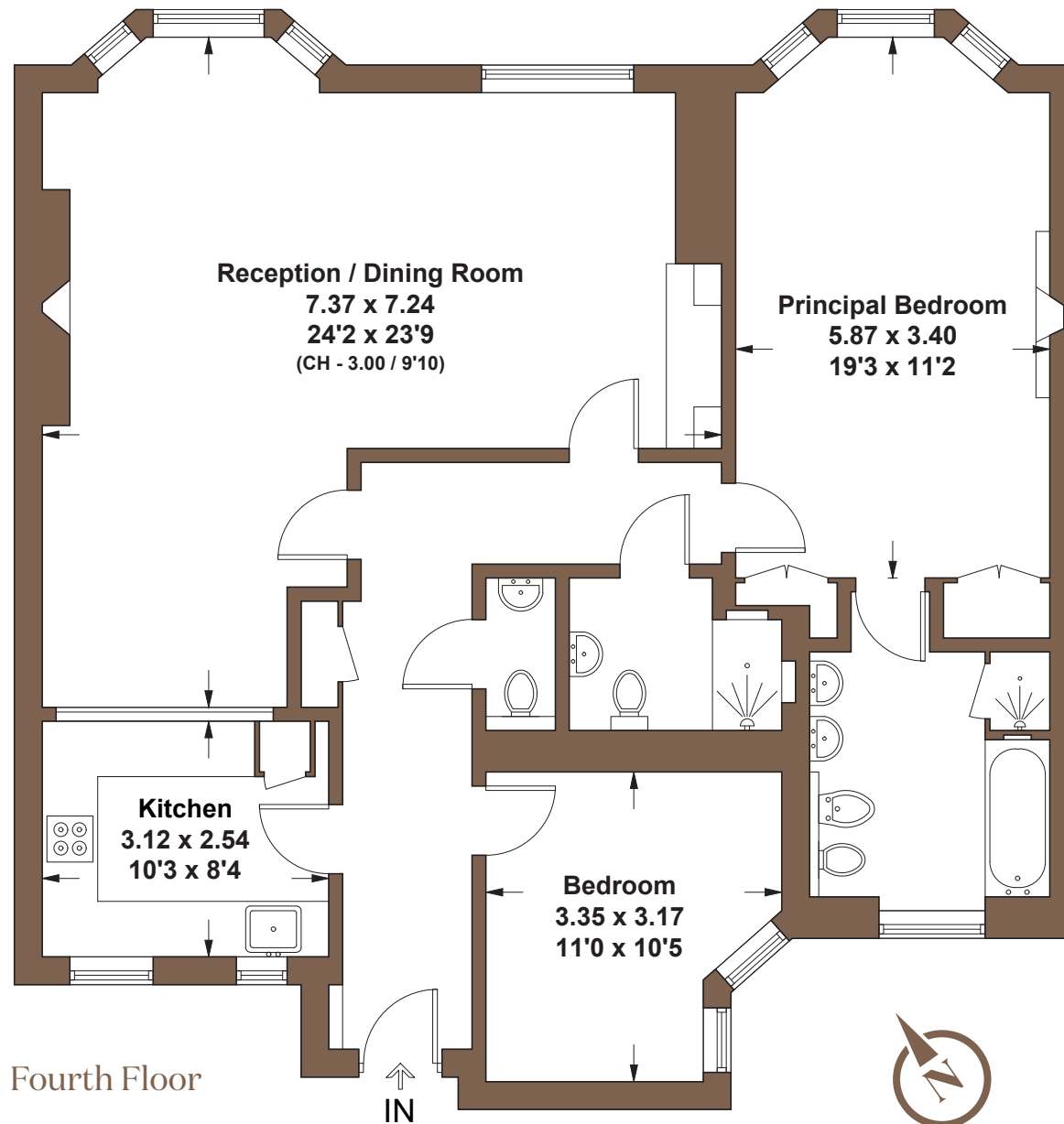












Flat 8 17 Berkeley Street

Guide price

£2,750,000

Tenure

Leasehold

with approximately 969 years remaining

EPC rating

C

Council Tax Band

H

Local Authority

City of Westminster

Service Charge

£17,326.72

Reviewed annually, next review due in 2024

Ground Rent

£250 per annum

Approximate Floor Area

108.2 sq m

1165 sq ft

(Including Limited Use Area

0.7 sq m / 7 sq ft)

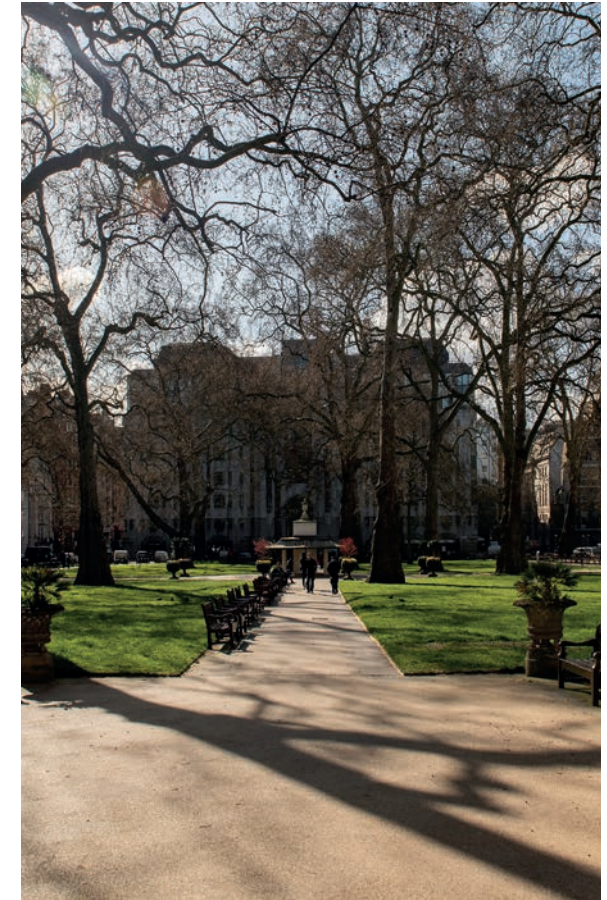
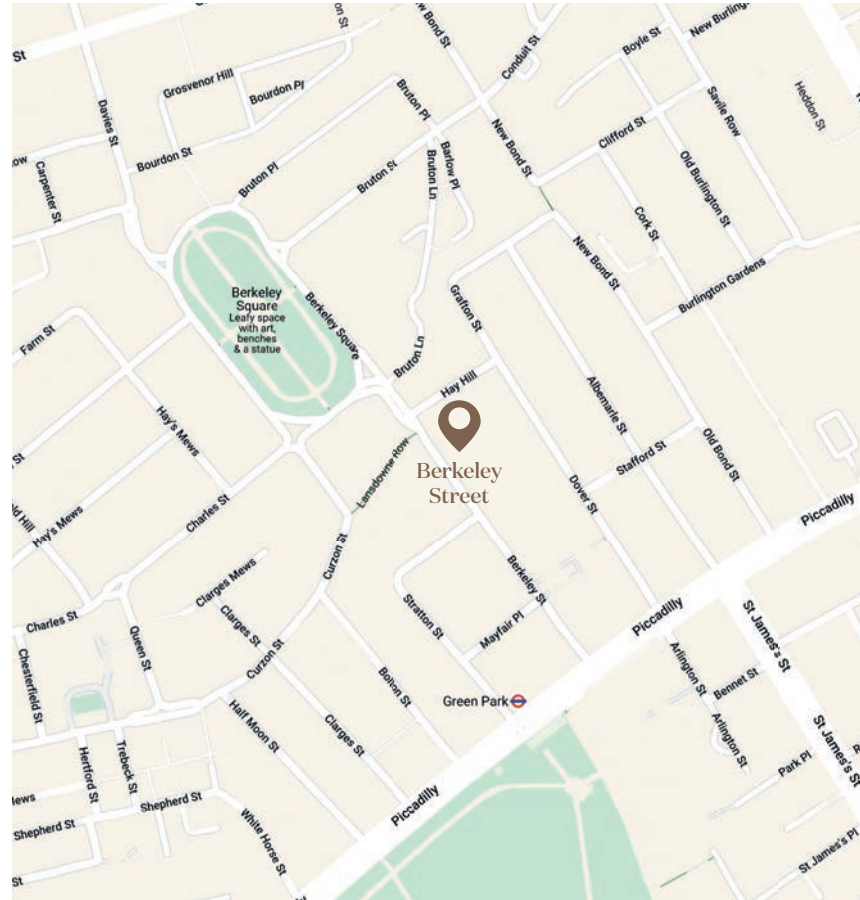
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1055859)

Location

Located in the heart of London's oldest and most renowned district, Flat 8, 17 Berkeley Street is perfectly situated for the finest boutiques, bars and restaurants that Mayfair has to offer. It is within close proximity of prestigious Grosvenor Square and Berkeley Square, which plays host to exclusive private members clubs such as Annabel's.

There is an abundance of designer retailers along Mount Street and Old Bond Street, with Oxford Street and Regent Street also nearby, offering a vast array of shopping, restaurant and bar facilities.

The wonderful open green spaces of Hyde Park, Green Park and St. James's Park are within walking distance, and excellent local transport links are close at hand, including Green Park Underground Station (Jubilee, Piccadilly and Victoria lines).





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