



# CLARIDGE HOUSE, DAVIES STREET

## MAYFAIR W1



A THREE-BEDROOM THIRD FLOOR APARTMENT  
SITUATED IN A POPULAR 24HR PORTERED BUILDING



Located between Berkeley Square and Claridge's, a three-Bedroom third floor apartment totalling 1,348sq.ft. situated in a popular 24hr ported building featuring a grand Entrance Lobby with passenger lift serving the upper floors.

The apartment has a wonderful double Reception Room perfect for entertaining and features ceiling heights above 3 metres, giving impressive volumes throughout.

Claridge House is a Grosvenor Square style mansion block constructed in 1924, the architect being S. Gordon Reeves who was the appointed London representative for the American firm responsible for Earls Court Exhibition Centre and the architect for the notable Dolphin Square apartment complex in Pimlico.

#### ACCOMMODATION

- Drawing Room
- Dining Room
- Kitchen
- Master Bedroom with En-suite
- Second Bedroom
- Family Bathroom
- Third Bedroom
- 1,348 sq.ft.



Sole Agent

#### TERMS

**Lease Length:** 135 years remaining approximately

**The charges for 2019 per quarter are as follows:**

**Service Charge:** £3,700 per quarter to include hot water and central heating

**Ground Rent:** Peppercorn

**Price:** £3,800,000



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