



BERKELEY STREET

MAYFAIR



A duplex Penthouse of 1,472 Square Feet with private terrace within a portered block just off Berkeley Square in need of modernisation.

£3,450,000
LEASEHOLD

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BERKELEY STREET MAYFAIR



3 BEDROOMS • PENTHOUSE • ROOF TERRACE

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A duplex Penthouse of 1,472 Square Feet with private terrace within a portered block just off Berkeley Square in need of modernisation.

Set on the 6th and 7th floor this duplex Penthouse comprises of three large en-suite Bedrooms, with the Master and second Bedroom benefiting from great natural light owing to the South facing views. The central spiral stair case leads to the top floor that arrives at the large open plan Kitchen and Reception Room with the private roof terrace which is perfect for entertaining.

Although in need of modernisation, this penthouse has all the potential to become a wonderful modern Mayfair apartment befitting its prime location just off Berkeley Square.

Accommodation:

- *Entrance Hall
- *Kitchen
- *Reception Room
- *Study
- *Master Bedroom with en-suite Bathroom and Dressing area
- * Two further Guest Bedrooms with en-suite Bathrooms
- * Third Guest Bedroom
- *Terrace
- *Lift
- *Porter
- * 1,472 sq ft
- *EPC Band: TBC

Leasehold: 106 years remaining
Service Charge: £13,000 per annum
Ground Rent: £31.25 Quarterly
Price: £3,450,000

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Wetherell have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and Wetherell have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 2016



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Penthouse, 18 Berkeley Street, W1

Gross internal area (approx.)

137 Sq m (1472 Sq ft) Including Under 1.5m

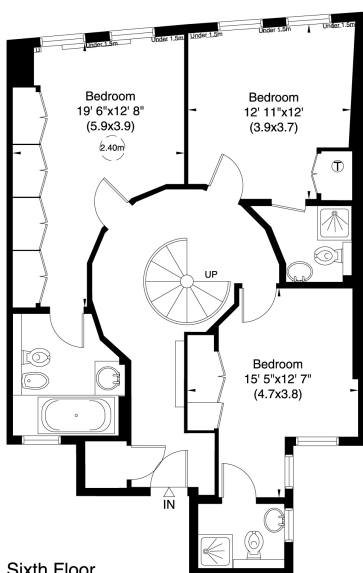
136 Sq m (1462 Sq ft) Excluding Under 1.5m

For identification only, Not to Scale

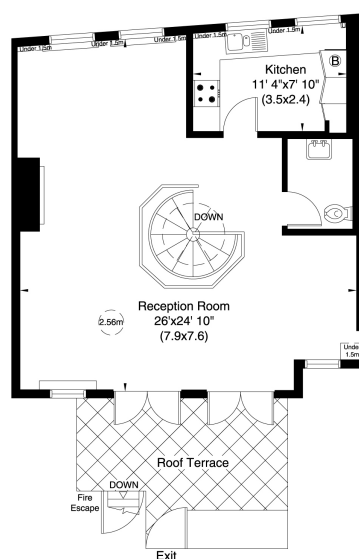
ATTENTION HOLLY

Please check room names and
then email to...

sue@capital-group.co.uk



Sixth Floor



Seventh Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).

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