



# BERKELEY HOUSE

MAYFAIR W1



A WELL PRESENTED ONE BEDROOM PIED-À-TERRE OF 428 SQUARE FEET, SET WITHIN A RED BRICK PORTERED BUILDING SITUATED JUST OFF BERKELEY SQUARE WITH A LONG LEASE AND A LIFT.

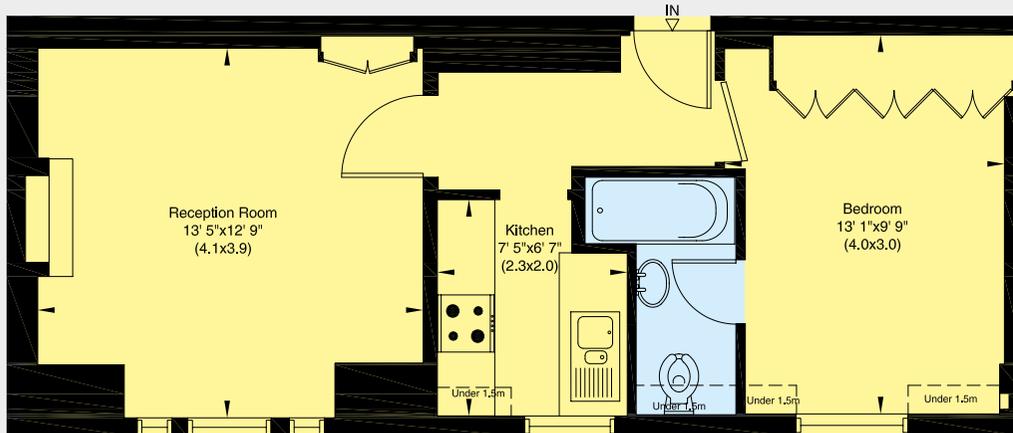


A well presented one Bedroom Pied-à-Terre of 428 square feet, set within a red brick portered building situated just off Berkeley Square with a long lease and a lift.

Found on the seventh floor this wonderfully bright apartment is the ideal Pied-à-Terre in the heart of Mayfair. Located towards the front of this impressive portered building with a view towards Berkeley Square, the apartment comprises a Reception Room just off the separate Kitchen and an En-Suite Master Bedroom with good built-in storage.

Located on Hay Hill, Berkeley House is only moments away from the Michelin starred restaurants and boutique shops of Mount Street. Hay Hill derives its name from Hay Hill Farm, as the lands around Berkeley Square were known before the area was developed in the late 1600's. The open spaces of Green Park and vibrant the West End neighbour this prime location. Nearby transport facilities include Green Park and Hyde Park Corner tube stations, which provide access to the Victoria, Piccadilly and Jubilee lines.

Approximate Gross Internal Area  
 428 Square Feet (40 Square Metres) including any/all areas under 1.5m head height  
 427 Square Feet (39 Square Metres) excluding any/all areas under 1.5m head height



SEVENTH FLOOR

#### ACCOMMODATION

- Entrance Hall
- Reception Room
- Kitchen
- Master Bedroom with En-Suite Bathroom
- 428 Square Feet
- EPC Band E

#### TERMS

Lease Length: 147 Years Remaining  
 Service Charge: Approximately £4,500 Per Annum  
 Ground Rent: Peppercorn  
 Price: £1,000,000

Sole Agent



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