



HERTFORD STREET

MAYFAIR W1



A SPACIOUS TWO BEDROOM DUAL ASPECT APARTMENT SET WITHIN A POPULAR MANSION BLOCK, BENEFITING FROM A LONG LEASE, A LIFT AND 24 HOUR PORTERAGE.

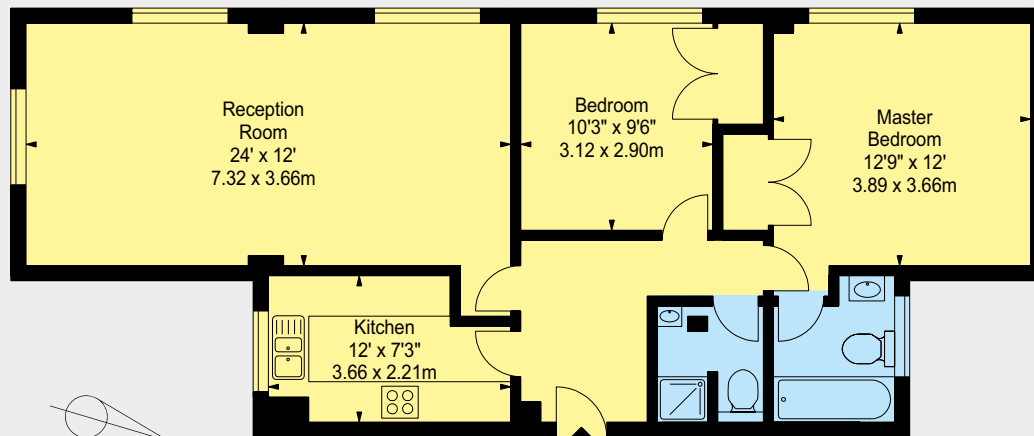


This apartment benefits from all the principal rooms having West facing views and is located on the second floor. The double Reception Room leads off the separate Kitchen and benefits from floor to ceiling windows. There are two spacious double Bedrooms with the Master benefiting from an En-Suite Bathroom. In addition, the second Bedroom utilises the conveniently located Shower Room across the Hallway, which also acts as the Guest Cloakroom.

The apartment enjoys the added benefits of a long lease, two passenger lifts and 24 hour portorage, therefore making it a perfect investment or Pied-à-Terre.

Carrington House sits on the corner of Hertford Street and Shepherd Street and is well placed for many restaurants, bars and private members clubs, including the prestigious 5 Hertford Street. Hertford Street is accessible from both Curzon Street and Park Lane, with quick access to the open spaces of Hyde Park.

Approximate Gross Internal Area
837 Square Feet (77.76 Square Metres) including any/all areas under 1.5m head height



SECOND FLOOR

ACCOMMODATION

- Entrance Hall
- Reception Room
- Kitchen
- Master Bedroom with En-Suite Bathroom
- Second Double Bedroom
- Family Bathroom
- Lift
- 837 Square Feet
- EPC Band: D

TERMS

Lease Length: 962 Years Remaining
Service Charge: £6,288.42 Per Annum
Ground Rent: £150.00 Per Annum
Price: £1,695,000

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NO-ONE KNOWS MAYFAIR BETTER THAN WETHERELL