



# CHARLES STREET



MOVE IN TOMORROW

**£3,300,000**  
SHARE OF FREEHOLD

**WETHERELL**  
MAYFAIR'S FINEST PROPERTIES

102 Mount Street · London · W1K 2TH  
T: 020 7529 5566 E: sales@wetherell.co.uk  
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## CHARLES STREET



SOUTH FACING PLUS PARKING - A fantastic first floor three bedroom | 207 sq. ft. apartment, benefiting from share of freehold, resident porter and parking.

FLAT • 3 BEDROOMS • 1 RECEPTION ROOM

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A fantastic first floor three bedroom | 207 sq. ft. apartment, benefiting from share of freehold, resident porter and parking.

Recently refurbished to a very high standard this stunning lateral apartment is situated on the first floor of this well known portered building. The property comprises of a large reception room overlooking Charles Street, with an abundance of light from the south facing bay windows, this then leads on to a new state of the art kitchen installed by the present owner. The main bedroom with en-suite bathroom benefits from ample storage space and views onto the building's communal courtyard. There are two further bedrooms and a family bathroom. Included in the purchase price is a secure underground parking space accessed via Hay's Mews.

Charles Street is one of Mayfair's premier addresses running west from Berkeley Square. It is within walking distance of both Hyde Park and Green Park and moments from Green Park tube station.

Accommodation:

- \*Reception Room
- \*Kitchen
- \*Main Bedroom with En Suite Bathroom
- \*Second Bedroom
- \*Family Bathroom
- \*Third Bedroom
- \*Lift
- \*Resident Porter
- \*Car Parking Space
- \*Communal Patio
- \*EPC Band C
- \*1,207 Sq Ft

Lease: Share of freehold

Service Charge: £1,278 per quarter

Ground Rent: Peppercorn

Note: The flat may be rented for a maximum of 3 months in any 12 month period.

Price: £3,300,000

Sole Agent

# £3,300,000

## SHARE OF FREEHOLD

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. 2021

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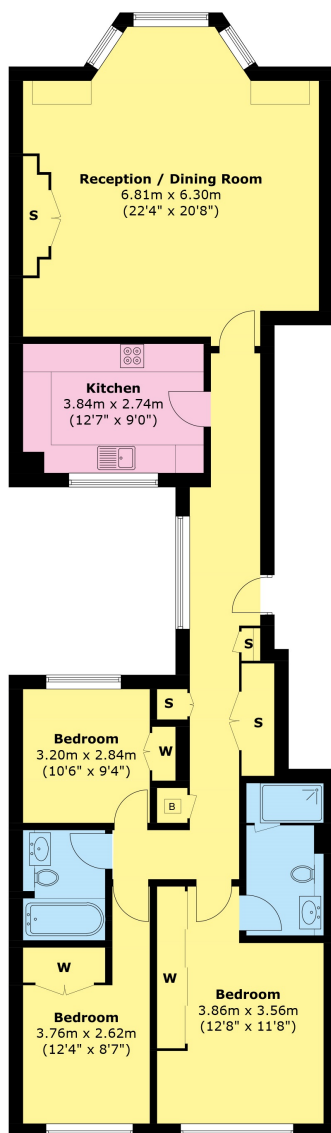
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**First Floor**

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