



# CLARGES

MAYFAIR W1









This is an outstanding lateral apartment on the second floor of Clarges, with a dramatic dual aspect 32' x 21' drawing room and floor to ceiling picture windows framing a beautiful, unobstructed south easterly view of Green Park.

Further accommodation includes a generous kitchen with Gaggenau appliances, principal bedroom dressing room and ensuite bathroom, a guest bedroom suite and a cloakroom.

The apartment has one underground parking space.







Mayfair is one of London's most exclusive addresses, with its Royal Parks and iconic streets connecting Buckingham Palace and St James's to the south, and Hyde Park and Knightsbridge to the west. Steeped in history and tradition, Mayfair is also home to London's largest concentration of 5-star hotels, Michelin-starred restaurants and some of the world's most famous destination shopping addresses.

#### TERMS

**Guide Price**  
£11,250,000

**Tenure**  
Leasehold, 998 years  
from 30.11.2017

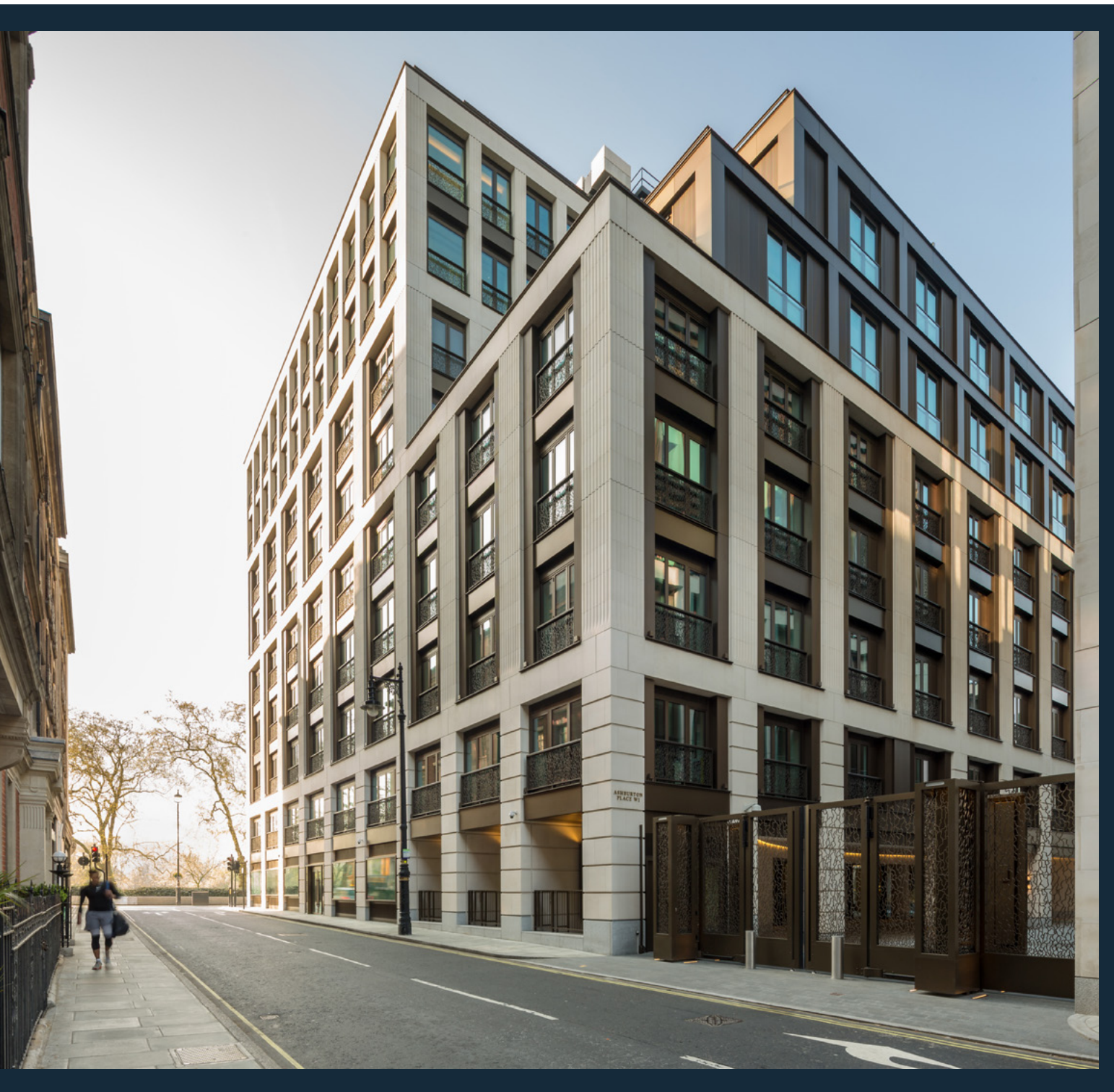
**Ground Rent**  
Peppercorn

**Service Charge**  
TBC

**Local Authority**  
City of Westminster

**Council Tax**  
TBC





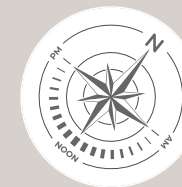
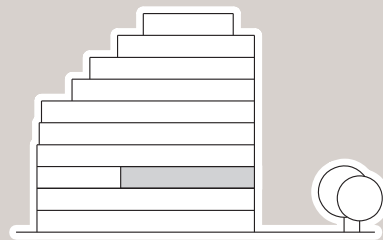
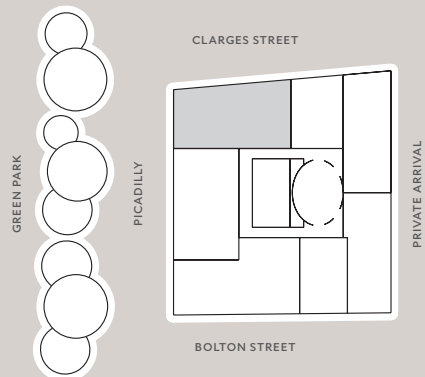
Clarges offers residents outstanding services and facilities including 24 hour concierge and security, 25m swimming pool, spa with private treatment rooms, sauna, steam room and gym. There is also a residents' cinema and function rooms.

Running between Piccadilly and Curzon Street, Clarges Mayfair is exceptionally well located for a large range of renowned restaurants, bars and hotels. It is only a short walk to Green Park tube station (0.1 mile). Distances are approximate.









## SECOND FLOOR

Approximate Gross  
Internal Area  
2,013 sq ft / 187 sq m

Drawing / Dining Room  
32'2" x 21'4" / 9.8 x 6.5m

Kitchen  
15'5" x 12'6" / 4.7 x 3.8m

Principal Bedroom  
13'5" x 14'1" / 4.1 x 4.3m

Second Bedroom  
13'1" x 12'6" / 4.0 x 3.8m



THIS PLAN WAS SUPPLIED TO THE BROCHURE BY FORBES GILBERT GREEN

Energy Efficiency Rating		Current	Potential
92-100	A		
81-91	B	88	88
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
Energy efficient - lower running costs			
England & Wales			



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