



, 22 Down Street,

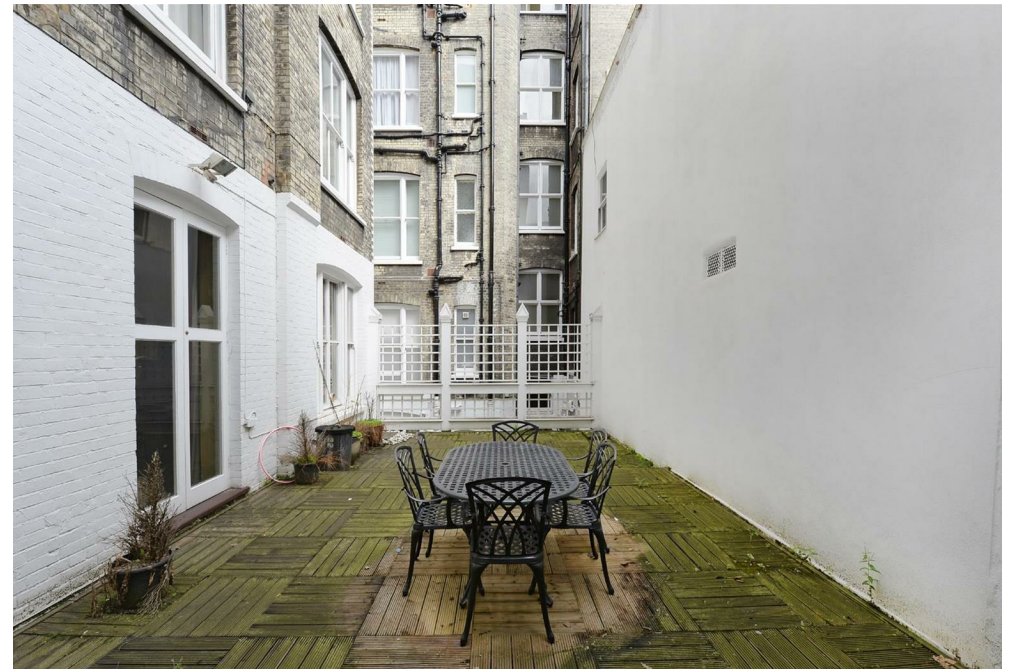
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Asking Price £6,250,000, Leasehold - Share of Freehold

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35 Berkeley Square, Mayfair, London, W1J 5BF







Description

An exceptionally spacious (3,478 sqft / 323sqm), four/ five bedroom, family apartment currently comprising two reception rooms, a large lobby, a big eat in kitchen and private patio.

The property is offered in fair decorative condition and offer the incoming purchaser the opportunity to modernise and personalise to ones individual standard. The property retains period proportions and many features, including decorative coving

Down Street is located in Mayfair and runs down from Hertford Street to Piccadilly, and therefore offers easy access to the facilities of Green and Hyde Park, Shepherds Market the wider West End. The building benefits from a 24hr porter. Long lease of 958 years unexpired.

Key Features

- EXCEPTIONALLY SPACIOUS
- HIGH CEILINGS
- AC POSSIBLE SUBJECT TO PERMISSION
- SHARE OF FREEHOLD
- DAY PORTER
- SOME PERIOD FEATURES
- PRIVATE PATIO

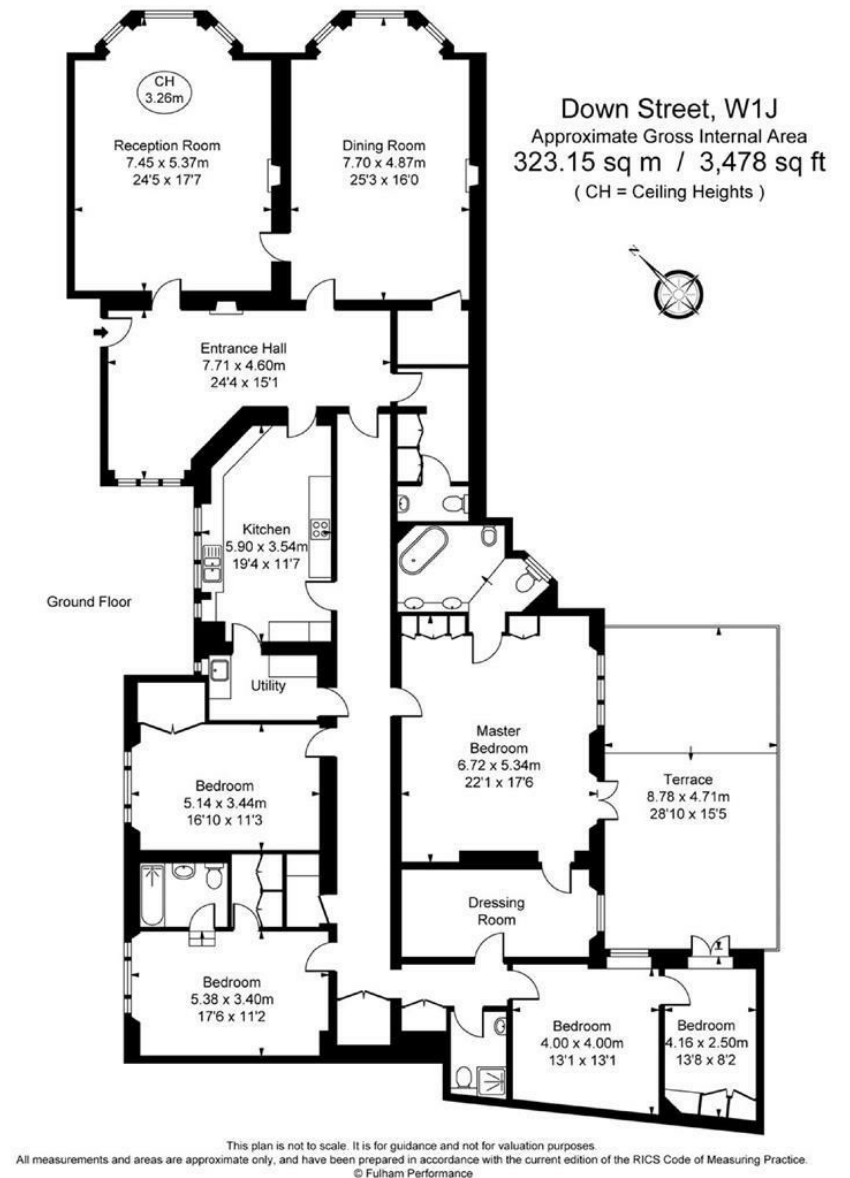
Terms

Leasehold and share of Freehold Term : 999 years from 24 June 1977 ie 958 years

Rent : £100 and additional rent

Service Charge £6,609 per half year

Reserve Fund £3,555 per half year.



IMPORTANT: We would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.