



Clay Street,
Marylebone, W1U

£3,500 Per Week,

NAPIER WATT

T: 0207 935 0011
E: enquiries@napierwatt.co.uk
W: napierwatt.co.uk

35 Berkeley Square, Mayfair, London, W1J 5BF







Description

This luxury three-bedroom townhouse is designed with a focus on comfort and relaxation. The ground floor features an entrance hall, offering a welcoming space before leading into the open-plan living and entertaining areas. These spaces, filled with natural light from full-height windows and private balconies, provide a modern and relaxed feel. Internal glass partitions allow light to flow throughout while maintaining privacy between rooms. A carefully designed staircase, in some cases lit by skylights, enhances the spacious atmosphere. Custom-built storage is integrated throughout the house, and full-height doors add to the sense of vertical space. The master bedroom comes with an ensuite bathroom and plenty of storage, while the secondary bedrooms also include ensuite shower rooms. The lower ground floor offers an additional bedroom and bathroom, along with a flexible space that can be used as a media room, playroom, or family room.

Available, furnished or unfurnished.

3 Bedrooms : Shower Room : En-Suite Bathroom : En-Suite Shower Room : Guest WC : Reception Room : Reception/Dining Room : Kitchen : Balcony : Garage : Parking : Air Conditioning : Westminster Council Tax Band H : EPC Rating TBC

Key Features

- STUNNING REFURBISHMENT
- BALCONY
- AIR CONDITIONING
- INTERERIOR DESIGNED
- PATIO

Terms

Fees & Charges: Tenancies exceeding £100,000 Per annum £480 inc VAT, Tenancies where a company is a tenant £480 Inc VAT.

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Approximate Area = 194.5 sq m / 2093 sq ft
External Storage = 10.7 sq m / 115 sq ft
Total = 205.2 sq m / 2208 sq ft (Including Garage)



First Floor

Approximate Area = 48.5 sq m / 522 sq ft



Second Floor

Approximate Area = 51.2 sq m / 551 sq ft



Lower Ground Floor

Approximate Area = 45.8 sq m / 493 sq ft



Ground Floor

Approximate Area = 49.0 sq m / 527 sq ft
(Including Garage)

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.