



Berkeley House, Hay Hill,
Mayfair, W1J

Guide Price £12,500,000, Leasehold

NAPIER WATT

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

35 Berkeley Square, Mayfair, London, W1J 5BF







Description

An enormous, 4,624 sqft / 429 sqm, first floor lateral apartment, laid out with upto Six bedrooms and Two or Three reception rooms.

Berkeley House is located on prestigious Hay Hill, just south of Berkeley Square and in the heart of Mayfair. It is located approximately in the heart of Mayfair's private members clubs, midway between The Arts Club and Annabel's, and within 100m of Maison Estelle.

The property requires modernisation throughout, allowing the new owner or developer to personalise the space and create a standout luxury residence that meets modern standards and tastes, sparking your imagination.

Entrance Hall : Large Reception Hall : 2 Reception Rooms : Upto 6 Bedrooms : 5 Bath/Shower Rooms : Guest WC : Kitchen : Porter : Lift : EPC Rating C : Westminster Council Tax Band H

Key Features

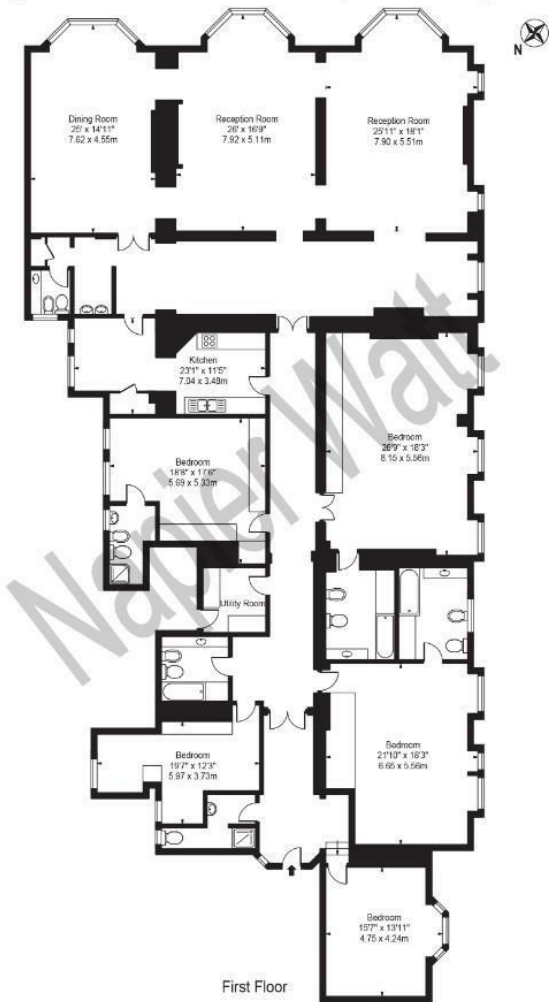
- FIRST FLOOR WITH LIFT
- 24 HOUR PORTERAGE
- AMAZING LOCATION IN MAYFAIR
- HUGE LATERAL APARTMENT
- IN NEED OF UP DATING
- 50M SOUTH OF BERKELEY SQUARE

Terms

Leasehold : 25 March 2165 ie 140 years
Westminster Council Tax Band H - EPC C
Service Charge - £24,800 per half year inc

Berkeley House

Approx. Gross Internal Area 4624 Sq Ft - 429.58 Sq M



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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.