



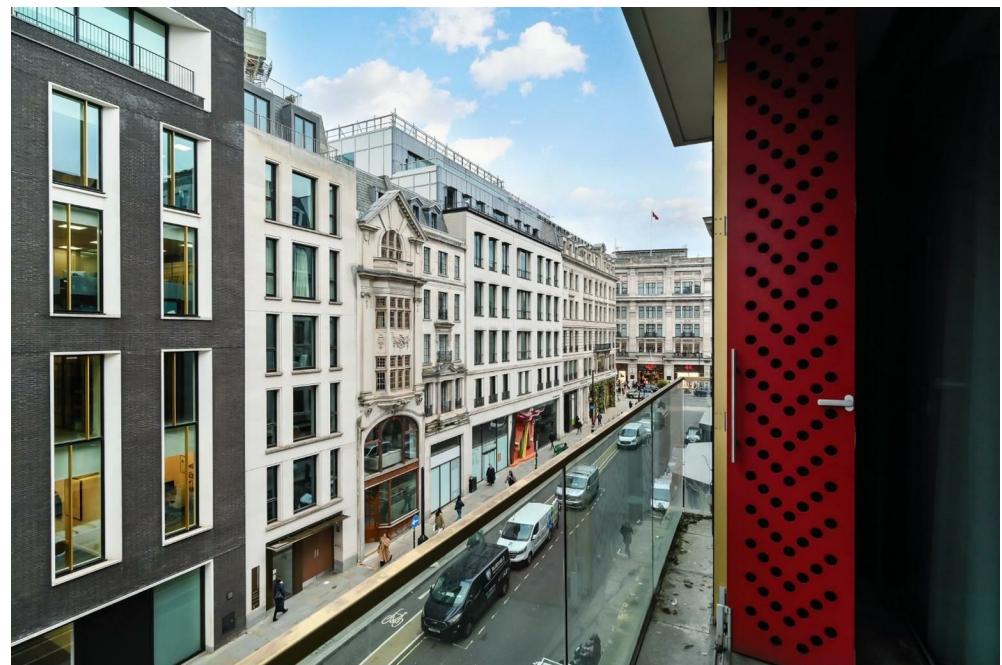
9, Hanover Street,  
Mayfair, W1S

Asking Price £1,820,000, Leasehold

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35 Berkeley Square, Mayfair, London, W1J 5BF







## Description

A bright and spacious lateral third-floor apartment situated in the heart of Mayfair at 9 Hanover Street, featuring a balcony with views towards Hanover Square, a modern open-plan reception room, two double bedrooms, and two bathrooms (one en suite). The property further benefits from a porter, air conditioning, and lift.

Ideally located next to the newly opened Mandarin Oriental, the apartment is just a short walk from Oxford Circus, Regent Street, and Bond Street, offering excellent transport links and access to some of London's finest shopping, dining, and amenities.

## Key Features

- PORTER
- MODERN
- PASSENGER LIFT
- HANOVER SQUARE VIEW
- BALCONY
- AIR CONDITIONING
- PRIME LOCATION
- MINUTES WALK TO OXFORD CIRCUS STATION

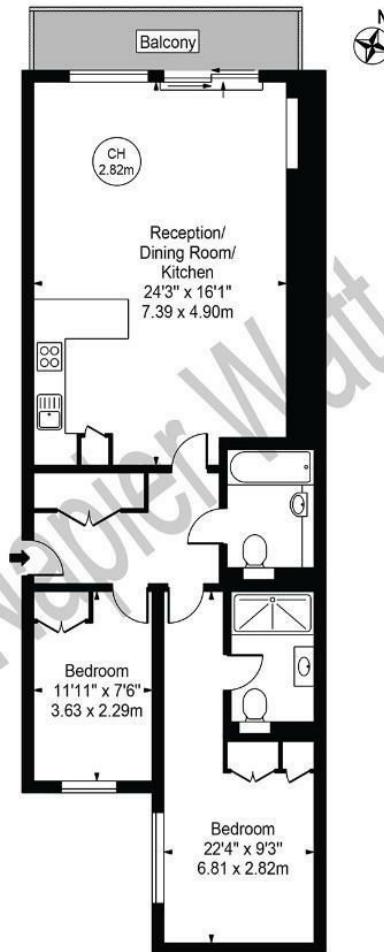
## Terms

Leasehold: 237 Years Remaining.

Service Charge: £13,524.06 PA.

Ground Rent: £500 PA.

**Hanover Street**  
Approx. Gross Internal Area 846 Sq Ft - 78.60 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.