

Berkeley Mews

W1



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A newly refurbished and spacious, light and bright mews house offering contemporary living spaces in this superbly situated W1H mews close to Portman Square. This special and in many ways unique mews house is 1,076 square feet in size, with accommodation over 3 floors and is held on two 42 year remaining Leases. The property itself is held in a company. Note: The property has two leases attributed to it.

Accommodation comprises:

Ground Floor: Entrance. Kitchen Dining Room. Utility Room.

First Floor: Principle Bedroom with Dressing Room, Ensuite Shower Room and front (south) facing windows down the mews. Bedroom Two with built in wardrobes and two rear facing windows. Bathroom.

Second Floor: Study Area. Reception Room which is 19' x 17'3 with a 3.45m ceiling. Large South facing feature window. Rear balcony/terrace.





Property features

- Newly refurbished – turnkey.
- Spacious and large reception room with balcony/terrace.
- 3.45 metre high reception room ceiling.
- South facing main rooms.
- Well planned and modern accommodation.
- Master bedroom suite with dressing room and ensuite.
- Good sized second bedroom.
- Bathroom.
- Pleasant Study area.

Nearest stations

- Marble Arch Tube Station (Central line) is only 485

metres away and Bond Street Tube station (Jubilee and Central lines) is 650 metres away.

Local favourites

- Locanda Locatelli – Michelin Starred restaurant.
- Kol – Michelin Starred restaurant.
- Nobu Hotel – A Five Star Hotel.
- New Quebec Street.
- Old Quebec Street.
- Chourangi restaurant.
- Hyatt Regency London - The Churchill.

Price: £1,425,000

Tenure: Leasehold, 76.5 years (less 4 days) from 25 March 1990 (42 years unexpired).

Local Authority: City of Westminster

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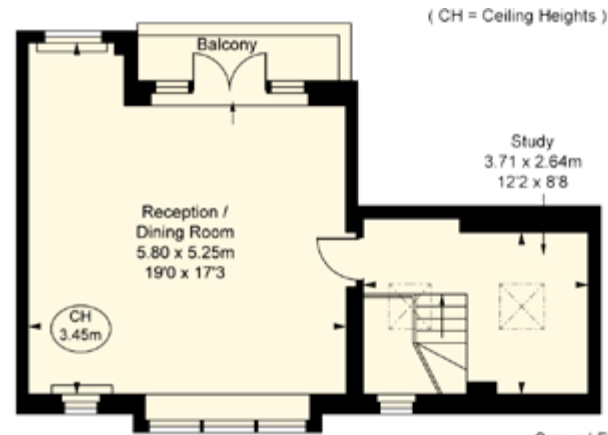
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Floor area: 1,076 Sq. Ft / 99.92 Sq. M
Approximate gross internal area

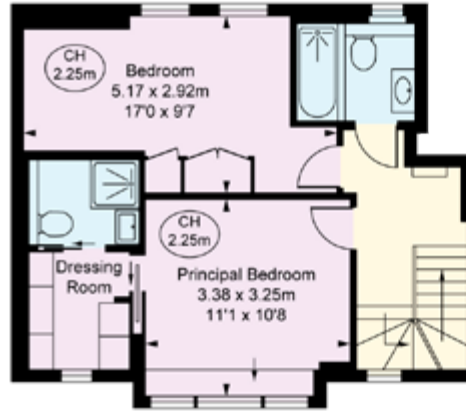
EPC rating - D

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|--------------------------|---|
| Price: | £1,425,000 |
| Tenure: | Leasehold, 76.5 years (less 4 days) from 25 March 1990 (42 years unexpired). |
| Service Charge: | Quarterly for period 29/09/2023 to 24/12/2023 = £946.76 + Reserve Fund £277.50 = £1,224.26. |
| Ground Rent: | TBC |
| Council Tax Band: | Band H, £1,824.10 |
| Local Authority: | City of Westminster |

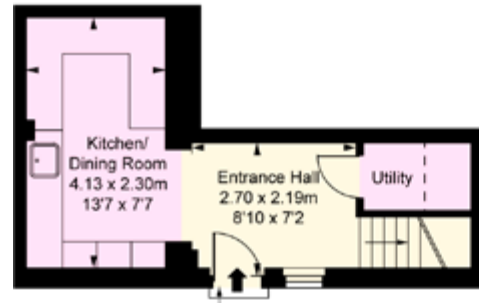
Important Notice
In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.



Second Floor
Approximate Gross Internal Area
39.36 sq m / 424 sq ft



First Floor
Approximate Gross Internal Area
40.58 sq m / 437 sq ft



Ground Floor
Approximate Gross Internal Area
19.98 sq m / 215 sq ft



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