



# Charles Street

*Mayfair*

OLIVER BERNARD

LONDON



CHARLES STREET



INTRODUCTION

A bright and airy Two Bedroom apartment in Mayfair Village just moments from Berkeley Square.

This charming two bedroom property has been meticulously refurbished throughout in a contemporary style and maintains a homely feel. Located on the second floor of this period building this lateral property spans 733 square feet and is ideal for either a single person or a couple. Charles Street was first developed in the mid-18th century and is still home to many English Heritage listed homes. With only three flats in the building the property benefits a very competitive service charge and long lease.

OLIVER BERNARD



# Living Room

Beautiful large reception room featuring a spacious seating area, good dining space and three large windows looking onto the famous Charles Street.











# Kitchen

The kitchen is modern in design and has a generous amount of work space. With Miele hob, oven and micro wave and set just off the reception room, it is perfect for seamless entertaining.





# Principal Bedroom

Enter into the large principal bedroom boasting plenty of floor space, complimented by large bespoke fitted wardrobes, including a built in TV.









# Guest Bedroom

A quiet and secluded second double bedroom  
that can also be transformed into a  
wonderful study room,





# Family Bathroom

The apartment features a large, immaculate family bathroom complete with shower, providing ample space for both bedrooms. There is also a separate guest cloakroom for guests.







# Floor Plan

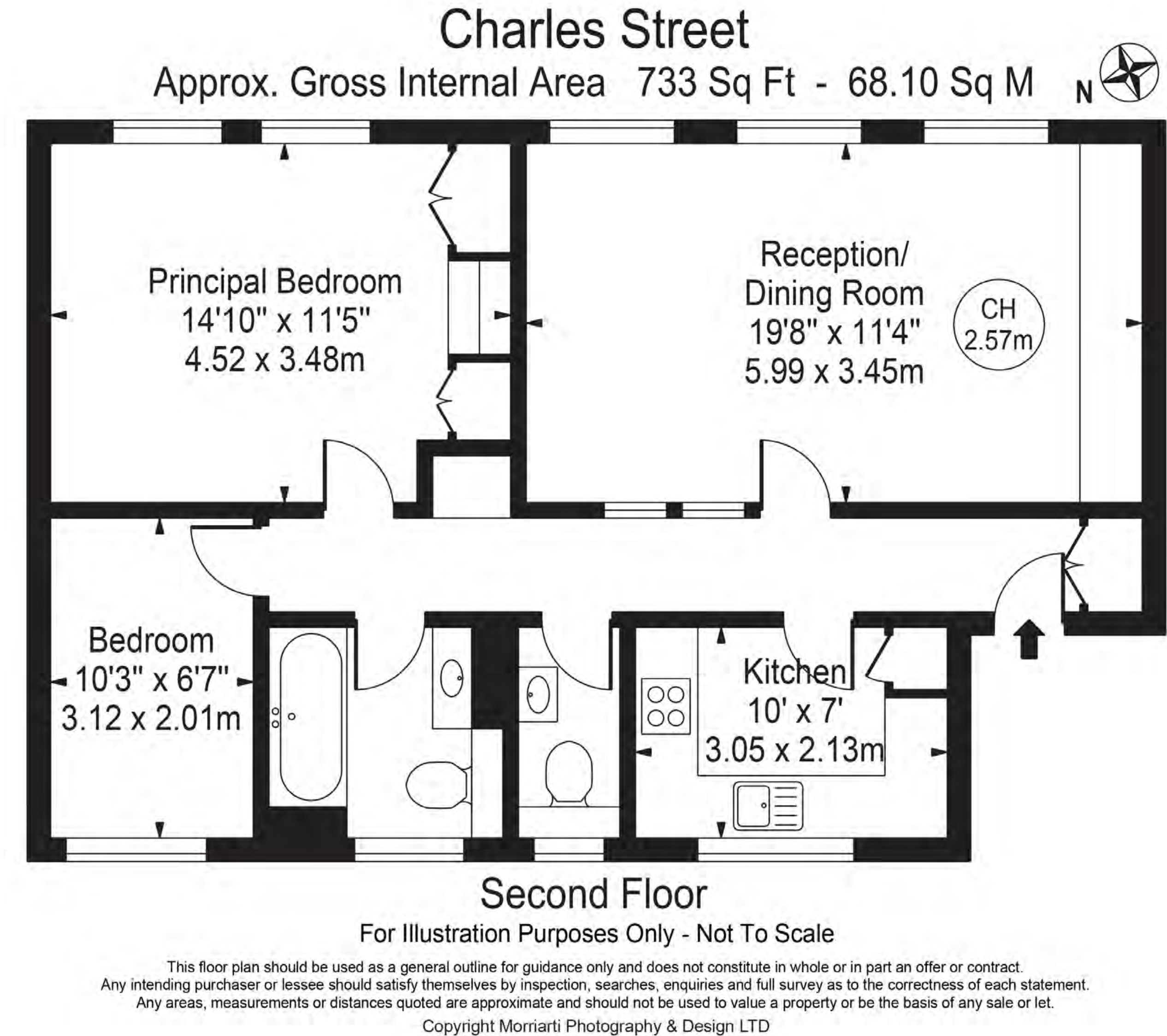
Approx. Gross Internal Area:

733 Sq Ft – 68.10 Sq M

Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.

Important Information

Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s or lessor(s) and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither OB Private nor any-one in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the property may change without notice.





# Location and Amenities

**Description:** Charles Street is situated in the heart of Mayfair, one of London’s finest neighbourhoods with its handsome architecture, historic buildings, beautiful parks and garden squares. The area is famous for its luxury shopping, world class restaurants and hotels, clubs and art galleries. There are excellent transport links from nearby Green Park (0.3 miles), Hyde Park Corner (0.5 miles), Bond Street (0.6 miles) and Piccadilly Circus (1.3 miles) underground stations. The Elizabeth Line, with direct access to Heathrow Airport and Canary Wharf, runs from nearby Davies Street. The greenery of Hyde Park (0.4 miles) and Green Park (0.3 miles) are also close by. Please note all distances are approximate.



x2

**Principal Bedroom**  
with fitted storage  
**Bedroom 2** Double  
bedroom



x1

1 x Family  
Bathroom  
1x Guest WC



x733 Sq Ft

Separate Kitchen  
Dining Room  
Two bedrooms  
Long lease  
24/25 Service  
Charge Budget:  
£4,873 PA

## Tenure

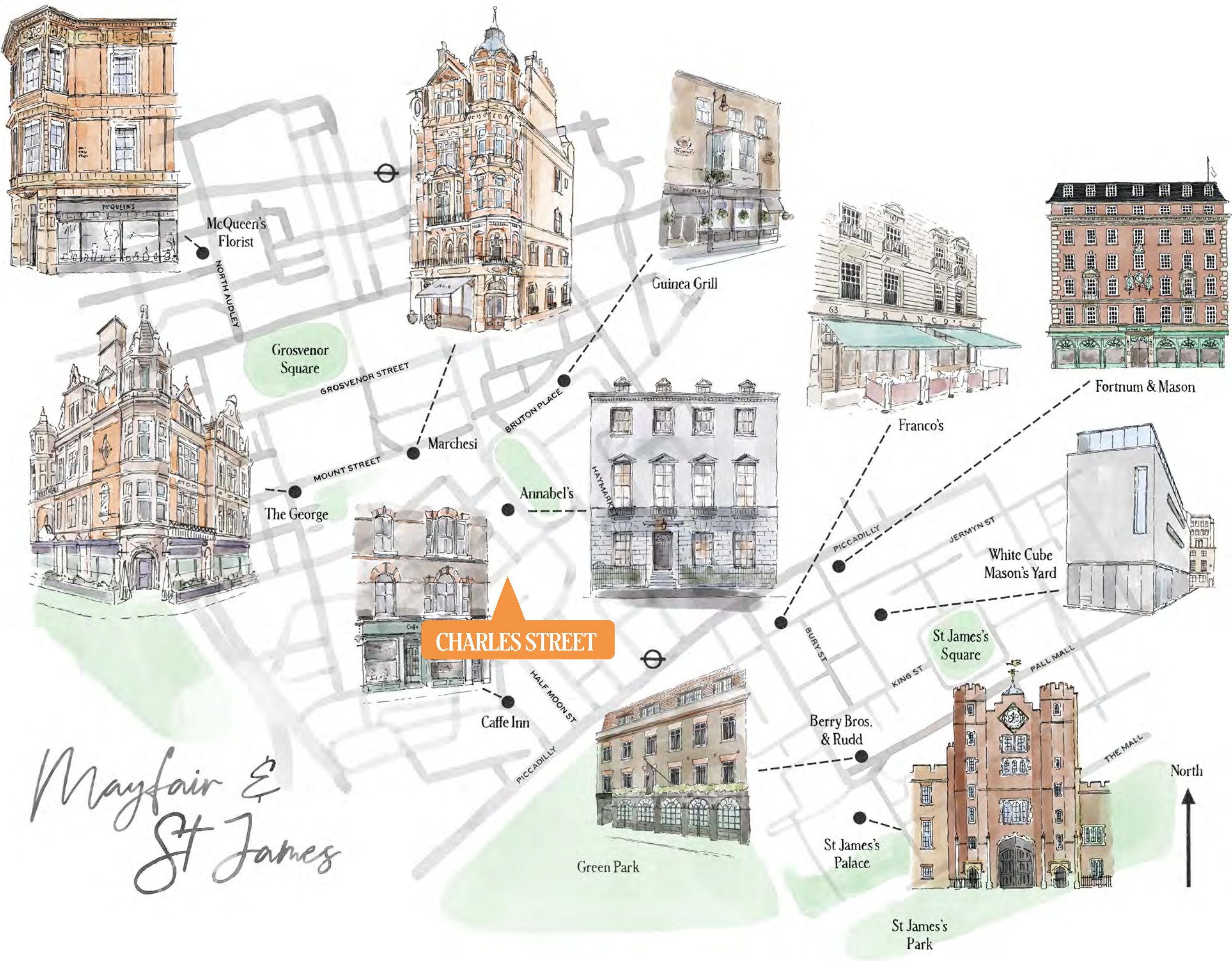
Leasehold 116  
yrs approx

## EPC

EPC = D

## Guide Price

£1,650,000







# Contact

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