



**Berkeley House, Hay Hill, Mayfair, London W1J**  
Asking Price of £825,000

# Berkeley House

## Mayfair, London W1J

1 bedroom flat • Over 500 sq. feet • Prestigious portered block • Off Berkeley Square • Porter • 7th floor (with lift) • Leasehold • Excellent transport links • Close to Green Park • Close to Hyde Park

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A spacious one bedroom flat for sale in Berkeley House, a prestigious portered block in the heart of Mayfair just off Berkeley Square.

The flat is set over 500 square feet of internal space, and is on the 7th floor with direct lift access. The flat comprises 1 double bedroom with an en-suite bathroom and walk-in wardrobe, along with a separate kitchen and spacious living room.

Being situated just off Berkeley Square the apartment is well located for shops and restaurants of Mayfair, Piccadilly Circus, Regents Street and Oxford Street as well as the open spaces of St James's Park, Green Park and Hyde Park.

Tenure: Leasehold with 55 years remaining Service Charge: £5500/annum (approx.)







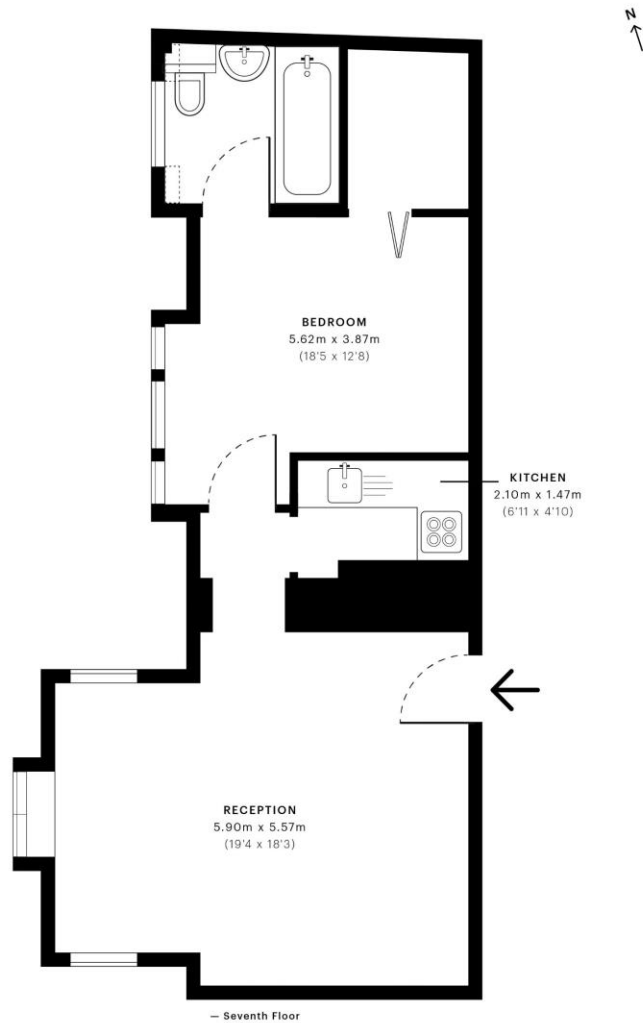


## Berkeley House, W1J

CAPTURE DATE  
11/02/2019

LASER SCAN POINTS  
13,085,975

GROSS INTERNAL AREA  
47.23 Sqm / 508.38 Sqft



Spec floor plans are produced in accordance with Royal Institution of Chartered Surveyors Property Measurement Standards. If you intend to rely on any measurement in a transaction you should perform your own checks. Plot/Gardens illustrative only and excluded from all area calculations.

IPMS 3B RESIDENTIAL  
47.39 Sqm / 510.11 Sqft

IPMS 3C RESIDENTIAL  
44.81 Sqm / 482.33 Sqft

SPEC ID  
5c5e697dcbcd300a1256d9



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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92-100) <b>A</b>			(92-100) <b>A</b>
(81-91) <b>B</b>		84	(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>	54		(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC		<b>England, Scotland &amp; Wales</b>
			EU Directive 2002/91/EC

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