

Charles Street & Hays Mews

An exceptionally spacious, calm and elegant residence in the heart of world famous Mayfair



Charles Street & Hays Mews

An amazing 4 bedroom property spanning Charles Street & Hays Mews and moments away from the sought after shops and restaurants of Mount Street and Berkeley Square.



An exceptionally large 2,869sq ft/270sq m triplex apartment with 4 bedrooms and 4 en-suite bathrooms and a private courtyard. The apartment has air conditioning throughout and wonderful entertaining space with double height ceilings in the spacious ground floor reception and dining room. The master bedroom suite is set on the 1st floor and features double glazing and a spacious bathroom with a sunken bath and walk in shower, the 3 further bedrooms all have excellent storage space and en-suite marble bathrooms.

There is a fully equipped modern eat in kitchen with guest WC with the benefit of a separate private entrance on Hays Mews and the other entrance for the property is entered via the smart period building of Charles Street. The property also comes with 2 large storage caves/vaults which could be used for wine or other valuable storage space.



Specifications

GROUND FLOOR FACING CHARLES STREET

Reception room

- A beautiful double room
- Hard wood floors
- Air conditioning
- Working shutters
- High ceilings

Dining area looking into private inner courtyard

- Leading directly from the reception room
- Hard wood floors
- Air conditioning

Kitchen

- Directly entered from Hays Mews
- Fully fitted with Miele appliances
- Kitchen island
- Dining area
- Guest cloakroom

FIRST FLOOR

A spacious and private principal bedroom suite

- Separate dressing area
- Large en-suite bathroom, with sunken bath and a separate shower
- Carpeted for luxury
- Double glazing

LOWER GROUND FLOOR HAYS MEWS

Fourth bedroom

- With ensuite shower room
- Large walk in wardrobe
- A private area for a home office
- Air conditioning
- Double height ceiling leading to private inner courtyard

LOWER GROUND FLOOR CHARLES STREET

Double bedroom

- Excellent bespoke wardrobes
- Spacious fitted marble master bathroom with bath and separate shower

Double bedroom

- Bespoke wardrobes
- En-suite marble shower room

STORAGE VAULTS

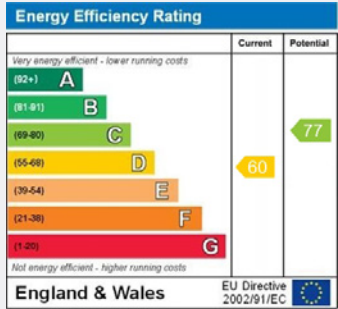
- Two demised, large dry vaults which are excellent for storing luggage, bicycles or converted into a wine cave.

Floor Plans

Location

Approximate Gross Internal Area
2,898 sq ft / 269.2 sq m
(Including Vaults)

Vaults
117 sq ft / 16.4 sq m



- Local Hotels**
1. The Connaught Hotel
 2. Claridge's
 3. The Dorchester
- Restaurants**
4. Scott's Mayfair
 5. Mount Street Deli
 6. Annabel's (Private Members Club)
 7. Sketch
 8. Sexy Fish
 9. Bellamy's
- Shopping**
10. Christian Louboutin
 11. Marc Jacobs
 12. Lanvin
 13. Balenciaga
 14. Goyard
 15. Oscar de La Renta
 16. Roksan
 17. Matchesfashion

Service Charges
25 Charles Street

Service Charge per annum £6,520.44
Reserve Fund charge per annum £2,434.80

24a Hays Mews

Service Charge per annum £5,508.92
Reserve Fund charge per annum £2,524.80
The above are for the year 2022.

Long Leasehold: 976 years unexpired

Price on Application

Borough: City of Westminster

Viewings:

All viewings will be accompanied and are by prior arrangement through SW Residential.

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