



£1,350,000
Hertford Street
W1J 7RJ

Upon entering, you are welcomed into a spacious reception room that boasts a free-flowing layout, perfect for both relaxation and entertaining. The design allows for an abundance of natural light, creating a warm and inviting atmosphere throughout the home. The two well-proportioned bedrooms provide ample space for rest, while the modern bathroom is equipped with contemporary fixtures, ensuring convenience and style.

Residents of Carrington House benefit from a 24-hour concierge service, adding an extra layer of security and assistance to your daily life. This property is ideal for those seeking a sophisticated urban lifestyle in one of London's most sought-after areas.

With its prime location, you will find yourself just moments away from a variety of shops, restaurants, and cultural attractions that Mayfair has to offer. This house is not just a place to live; it is a lifestyle choice that embodies the essence of London living. Whether you are looking to buy or rent, this property presents a wonderful opportunity to immerse yourself in the vibrant heart of the city.

To be purchased with tenants in situ paying £3700 per month

Leasehold – 950 years remaining (999 years from 20/12/1977)

Service Charge - £5525.10 per annum

Ground Rent - £150 per annum

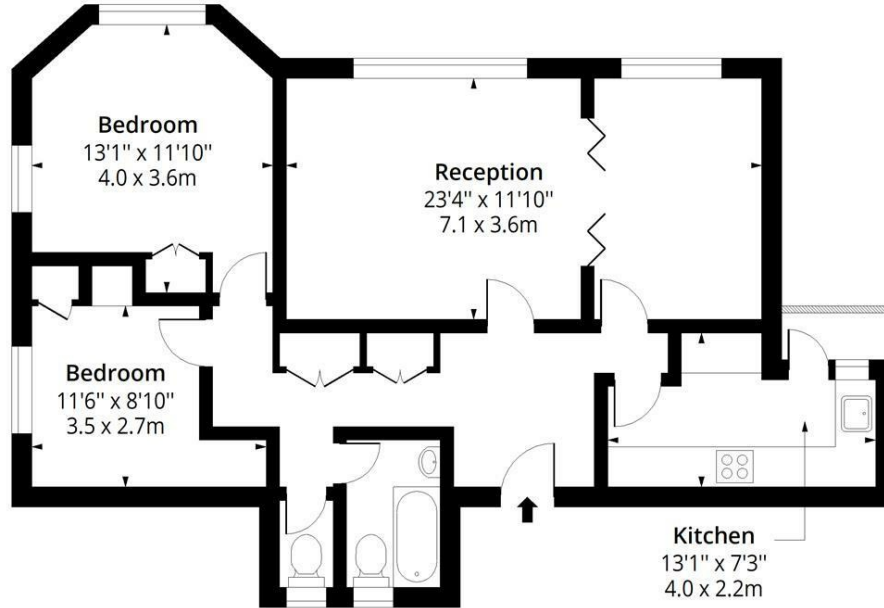
Council Tax: Band G





Carrington House, W1J

Approx. Gross Internal Area 807 Sq Ft - 74.97 Sq M



Third Floor

Floor Area 807 Sq Ft - 74.97 Sq M

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	87
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

lpaplus.com

Date: 11/4/2024

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