



RUSSELL SIMPSON

Sophisticated two-bedroom home
moments from Green Park in
Mayfair, W1

BERKELEY SQUARE
MAYFAIR W1J

Berkeley Square

Let

BEDROOMS 2	INTERNAL 943 SQ FT 87 SQM	OUTDOOR —	FURNISHED STATUS Furnished
BATHROOMS 2		EPC C	COUNCIL TAX Westminster City, H

The Property

This beautifully presented second-floor apartment benefits from a porter and lift.

Entering the flat on the second floor, a bright reception room forms the principal living space, with wood flooring underfoot and three windows filling the room with natural light. Built-in shelving lines one wall, combining open display shelving with closed wood-and-white cabinetry, and incorporates a feature fireplace surround set within the joinery. The kitchen is well-appointed, fitted with glossy countertops and wood-trimmed cabinetry, along with a mosaic tile splashback, integrated oven and ceramic hob. The apartment is fitted with air conditioning and benefits from recessed lighting across the principal rooms.





The Bedrooms

The principal bedroom offers matching wood flooring and a sizeable multi-pane window, with a built-in wardrobe and a wooden radiator cover positioned beneath the window. An ensuite bathroom is accessed directly from this room, finished with beige tiling and a mosaic border, comprising a bath with an overhead rainfall shower and a wall-mounted sink with vanity storage beneath. The second bedroom similarly benefits from wood flooring, a large window and a wooden radiator cover. The separate bathroom features a rectangular sink, chrome fixtures, beige tiling and a glass-enclosed shower with a stainless steel heated towel rail.





The Neighbourhood

Berkeley Square is one of Mayfair's most prestigious addresses, a leafy garden square lined with grand period townhouses and mature plane trees. The surrounding streets are home to upmarket boutiques, private members' clubs and some of London's finest restaurants, while Green Park station is a short walk away, offering swift access across the city. Bond Street's shops and the open spaces of Hyde Park are also within easy reach, alongside the galleries and cultural attractions of St James's.





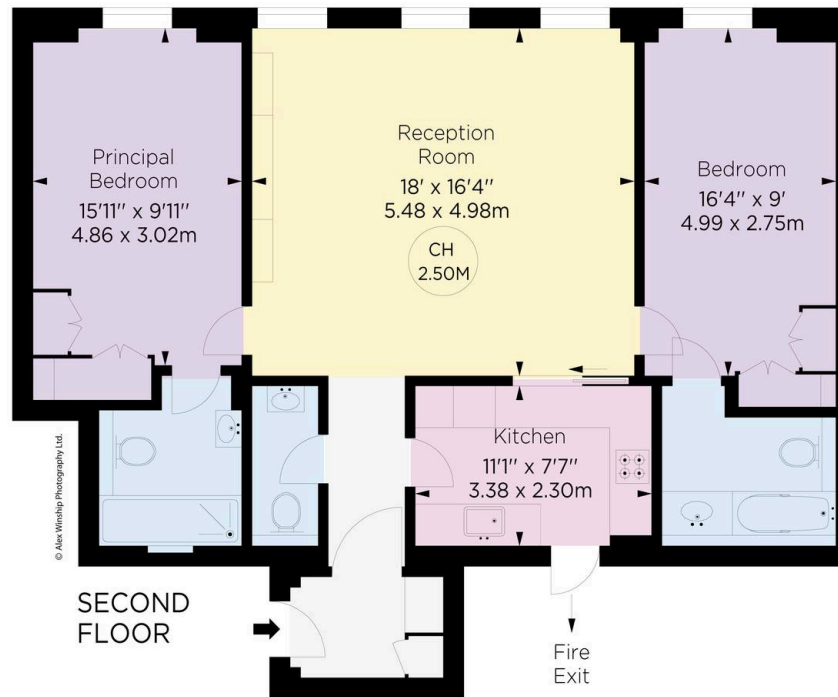
Berkeley Square, W1

Approx. gross internal area
943 Sq Ft / 87.60 Sq M

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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes, and compass bearings before making any decisions reliant upon them.

Key :
CH - Ceiling Height



**ALEX
WINSHIP**
Photography

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

**M
MARGROVE
ENTERPRISES**

RICS
Certified
Property
Measurer

**RUSSELL
SIMPSON**

Contact Us

+44 (0) 203 815 9144

mayfair@russellsimpson.co.uk

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