



A bright first floor apartment with a balcony

Carrington House, Hertford Street, Mayfair, London, W1J

Guide price £1,700,000, Leasehold (954 years remaining)



Perfect investment or Pied à Terre • Heart of Shepherd Market
• Balcony • 24 hour porter • Leasehold Approx. 994 years remaining

Local Information

Hertford Street runs parallel to Curzon Street and Piccadilly and is in the cosmopolitan neighbourhood known as Shepherd Market. There has a vibrant and eclectic range of boutiques and restaurants on the doorstep. Well situated for Mayfair's world class restaurants, as well as nearby Mount Street which is famed for its luxury stores.

The closest parks are Hyde Park (0.5 miles) and Green Park (0.2 miles).

The nearest tube stations are Hyde Park Corner (0.4 miles) and Green Park (0.3 miles).

About this property

Carrington House is a highly regarded and well managed residential building located on Hertford Street in Shepherd Market. It has a lift and 24 hour porter.

The apartment has a 23 ft reception room with two sets of French doors leading to a balcony overlooking Shepherd Market, a separate kitchen, two double bedrooms and two shower rooms (one en suite).

Tenure

Leasehold (954 years remaining)

Local Authority

City Of Westminster

Energy Performance

EPC Rating = E

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Mayfair & St James's Office.

Telephone: +44 (0) 20 7578 5100.



Carrington House, Hertford Street, Mayfair, London, W1J
 Gross Internal Area 788 sq ft, 73.2 m²



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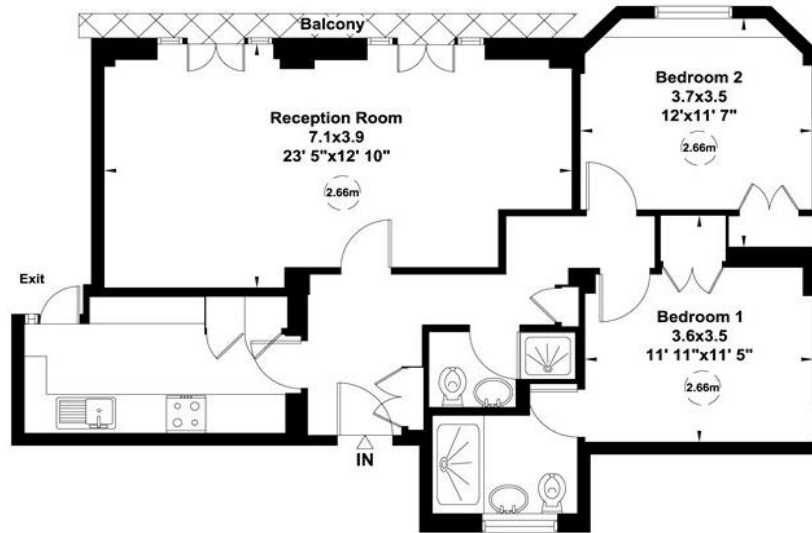
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Carrington House, Hertford Street, W1

Gross internal area (approx.)
 73 Sq m (788 Sq ft)
 For identification only, Not to Scale



Floor Plan by **capital group** 020 8671 7722



First Floor

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).

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	53	70
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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