2.01

CLARGES MAYFAIR

LONDON W1
Clarges Mayfair is an exquisite landmark new development by British Land of just 34 apartments, designed by world-renowned Squire & partners and with interiors created by Martin Kemp design, situated opposite Green Park.

Clarges offers residents exemplary services and facilities including: 24 hour concierge & security, a fabulous spa with a 25m swimming pool, private treatment rooms, sauna, steam room & gym. As well as this there are private screening and function rooms. In addition there will be a Michelin starred restaurant opening in the adjacent building which will provide room service if desired.

This superb apartment is situated on the second floor, with a dual aspect living room benefitting from floor to ceiling windows overlooking Green Park. The apartment has been finished to the highest standards including: Boffi kitchen, Gaggenau appliances and the finest natural materials.

The apartment comprises of 30’ x 25’ dual aspect living room, large kitchen/breakfast room, master bedroom with dressing area & en-suite bathroom, guest bedroom & en-suite shower room, guest cloakroom, generous hall and ample storage. The apartment also benefits from an underground parking space, serviced by valet if required.
Mayfair is an internationally recognised super prime address and is rightly regarded as the epicentre for “luxury London”.

It is home to an extensive range of occupiers including major corporates, embassies, luxury goods suppliers, five star hotels and Michelin starred restaurants.

Clarges Mayfair is situated on Piccadilly, directly opposite Green Park, between Clarges Street and Bolton Street.

Local transport links include Green Park station for Jubilee and Victoria Lines, and Bond Street station (0.6 miles) for the Jubilee and Central Lines and Crossrail (all distances are approximate).

GROSS INTERNAL AREA (APPROX.)
218 sq m / 2347 sq ft

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<tr>
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<th>Width</th>
<th>Length</th>
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<tbody>
<tr>
<td>Living/Dining</td>
<td>9.2 m / 30' 2&quot;</td>
<td>6.9 m / 22' 8&quot;</td>
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<tr>
<td>Kitchen</td>
<td>7.4 m / 24' 3&quot;</td>
<td>4.4 m / 14' 5&quot;</td>
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<tr>
<td>Master Bedroom</td>
<td>5.5 m / 18' 1&quot;</td>
<td>3.3 m / 10' 10&quot;</td>
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<tr>
<td>Bedroom 1</td>
<td>7.4 m / 13' 1&quot;</td>
<td>4.4 m / 14' 5&quot;</td>
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All measurements, areas and layouts contained in this plan are given as a guide only and are not to be relied upon as precise. The apartment shown is subject to design development and therefore may vary from time to time.
GUIDE PRICE - £11,950,000 SUBJECT TO CONTRACT
LEASEHOLD - 999 YEARS
SERVICE CHARGE - TBC