



A fabulous three bedroom apartment of 1,207sq.ft, benefitting from share of freehold, a resident porter and parking.

**Rosebery Court, 15 Charles Street, London, W1J**

Guide price £3,000,000, Share of Freehold





Reception room • Kitchen • Principle bedroom with en suite  
Two further bedrooms • Further bathroom • First floor • Porter  
Underground parking space • Service charge approximately  
£5,112 pa • Ground rent = peppercorn • EPC = C

### Local Information

Rosebery Court is situated in the heart of Mayfair, surrounded by world famous restaurants, hotels and luxury retailing.

There are excellent transport links from nearby; Green Park (0.3 miles), Hyde Park Corner (0.5 miles), Piccadilly Circus (0.7 miles) and Bond Street (0.5 miles) underground stations. Crossrail will also be available at Bond Street station.

The greenery of the Royal parks, Hyde Park (0.4 miles) and Green Park (0.3 miles) are also close by.

Please note all distances are approximate.

### Tenure

Share of Freehold

### Energy Performance

EPC Rating = C

### About this property

Situated on the first floor, this stunning lateral apartment has been recently refurbished to a high standard. The superb accommodation comprises a large reception room with a wonderful south facing bay window, which overlooks Charles Street and provides a wealth of natural light. There is a separate fully fitted kitchen with a stylish and modern design. The principle bedroom benefits from an en suite bathroom and views onto the building's communal courtyard, there are two further bedrooms and a family bathroom. In addition, the apartment is located in this well-known portered building and further benefits from a secure underground parking space accessed via Hay's Mews.

### 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.

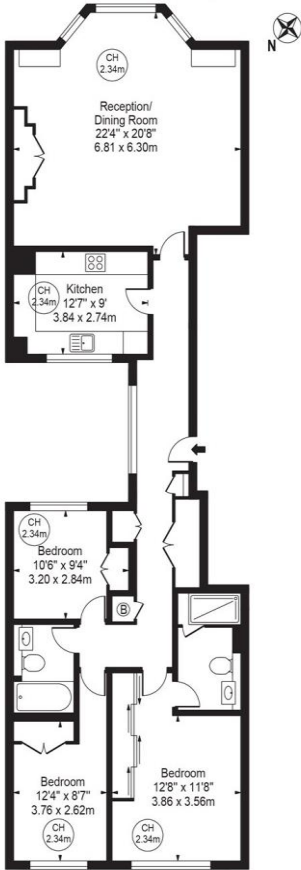






Rosebery Court, 15 Charles Street, London, W1J  
Gross Internal Area 1207 sq ft, 112.1 m<sup>2</sup>

Rosebery Court  
Approx. Gross Internal Area 1207 Sq Ft - 112.13 Sq M



First Floor  
For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract.  
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.  
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	78	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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