



A bright and spacious two bedroom apartment situated in a well-established Art Deco portered building close to Hyde Park

Carrington House, Hertford Street, Mayfair, London, W1J

Guide Price: £1,350,000
Leasehold (approximately 952 years remaining)



A bright and spacious two bedroom apartment situated in a well-established Art Deco portered building close to Hyde Park

Reception room • Kitchen • Two double bedrooms • Bathroom • Hallway • 24 hour porter • Lift access • EPC = D • Service charge: approximately £6,914 per annum • Ground rent: approximately £100 per annum

Local Information

Carrington House is a popular portered residential building, superbly located on Hertford Street in the Shepherd Market conservation area, which has a vibrant and eclectic range of boutique shops and restaurants on its doorstep.

The property is also well situated for the world class amenities of Mayfair and neighbouring St. James's, Belgravia and Soho, and is just a short walk from the green expanses of Hyde Park and Green Park.

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

About this property

A well-presented and spacious two bedroom apartment offering natural light throughout, situated in a well-established Art Deco portered building close to Hyde Park.

The property is located on the second floor and comprises an open plan reception and dining room, separate kitchen, two double bedrooms, and bathroom. There is also the added benefit of lift access, 24 hour uniformed porter and a long lease.

Tenure

Leasehold (952 years remaining)

Energy Performance

EPC Rating = D

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 700 sq ft, 65 m²



savills.co.uk

Claire Reynolds
 Mayfair & St James's
+44 (0) 20 7578 5100
 creynolds@savills.com

Carrington House, Hertford Street, W1

Gross internal area (approx.)

65 Sq m (700 Sq ft)

For identification only, Not to Scale

capital 020 8871 7722



Second 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	61	62
(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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