



A stunning and incredibly bright two bedroom top floor apartment, located in the heart of Shepherds Market.

**Hertford Street, London, W1J**

Guide Price: £1,750,000  
Leasehold (approximately 970 years remaining)



Reception / dining room • Kitchen • Principal bedroom suite • Further bedroom • Shower room • Comfort Cooling • Underfloor heating in bathrooms • Service charge: £4,226 per annum

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#### Local Information

Running from Curzon Street to Park Lane, Hertford Street is ideally located for the open spaces of Green Park and Hyde Park and all that Mayfair and the West End has to offer. The property is within close proximity to the world class boutique shops, restaurants and amenities of Mayfair.

The closest underground stations are Green Park (0.2 miles), and Hyde Park Corner (0.3 miles).

(All distances are approximate)

#### About this property

A stunning two bedroom lateral apartment, set in the heart of Shepherd's Market. This apartment comprises a spacious reception / dining room with feature skylight, fully fitted modern kitchen with integrated Miele appliances. There is also a principal bedroom suite with fitted wardrobes, further double bedroom, and separate shower room. The apartment benefits from ample built-in storage, Comfort Cooling and underfloor heating in the bathrooms. The apartment also features beautiful wood flooring throughout the reception room and hallway.

#### Tenure

Leasehold (approximately 970 years remaining)

#### Energy Performance

EPC Rating = D

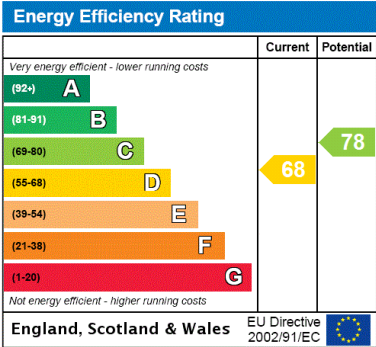
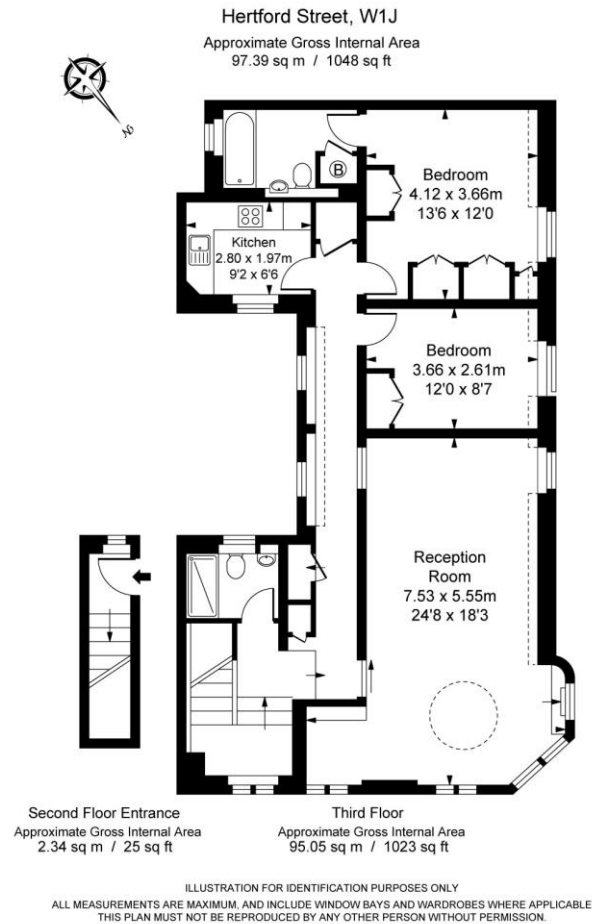
#### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Mayfair & St James's Office.  
Telephone: +44 (0) 20 7578 5100.





Hertford Street, London, W1J  
Gross Internal Area 1048 sq ft, 97.4 m²



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