



## A two bedroom apartment situated on the third floor of a modern, purpose built block

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

Guide price £1,795,000, Leasehold plus Share of Freehold

**savills**

Reception room • Kitchen • Principle bedroom with en suite bathroom • Further bedroom • Further shower room • Third floor Porter • Lift • Parking space • EPC = C

### About this property

This bright two bedroom apartment benefits from well-proportioned accommodation comprising reception room, kitchen, principle bedroom with en-suite bathroom, further bedroom and further shower room. The apartment overlooks the pretty communal courtyard and Hays Mews. Rosebery Court is a portered building with a lift and an underground parking space is included in the sale.

### 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

Leasehold plus Share of Freehold

### Energy Performance

EPC Rating = C

### 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.

Please note the property photographs were taken in 2012.



Rosebery Court, 15 Charles Street, London, W1J  
 Gross Internal Area 872 sq ft, 81 m<sup>2</sup>



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



Illustration For Identification Purposes Only. Not To Scale  
 \*Floorplan Drawn According To RICS Guidelines

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	82
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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