



# Half Moon Street, Mayfair

*London*

OLIVER BERNARD

LONDON

Guide Price £1,550,000



# The Property

HALF MOON STREET, MAYFAIR, LONDON, W1J

Half Moon Street is a contemporary top floor apartment with the benefit of a lift in the heart of Mayfair. Exquisitely refurbished and flooded with natural light, it's a perfect pied a terre.

Oliver Bernard are delighted to launch this refurbished top floor apartment with a west facing bay window flooding the entertaining areas in natural sunlight creating a stylish design feature in this contemporary Mayfair residence.

The emphasis in the kitchen is on quality, It's very fabric, from joinery to stonework, has been elevated to the ninth degree. Many West End flats suffer from awkwardly shaped nooks but here there is not a single square foot wasted. The apartment is located in the heart of Old Mayfair between Curzon Street and Piccadilly, offering easy access to the open spaces of Green Park and Hyde Park.

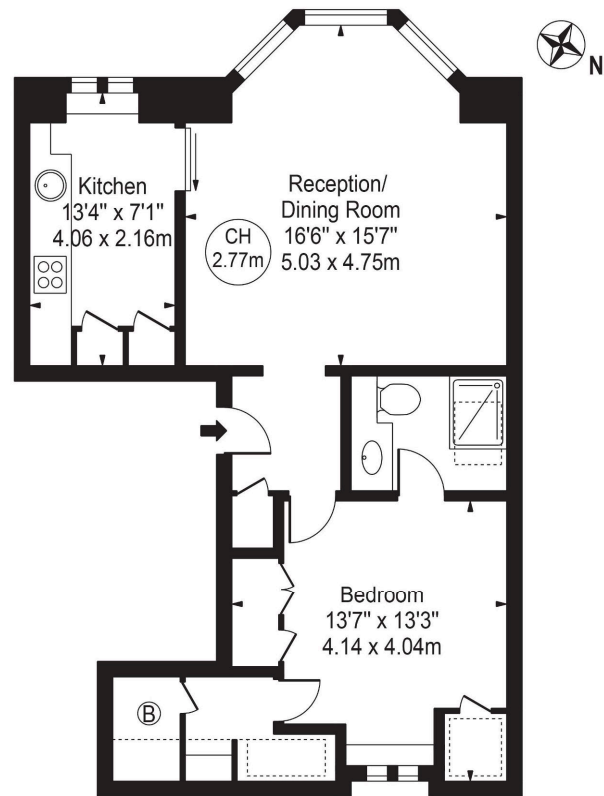
## THE DETAILS

- Leasehold 113 years 9 months
  - 1 Total Bedroom
- 1 Reception Room
  - 1 Bathroom
- Flat/Apartment
  - Penthouse
- Period (Pre 1945)
- Resident Parking
- Very Good decoration
  - 624 Approx Sq Ft
- Service charge £7,720 pa
- Ground rent £100 pa



## Half Moon Street

Approx. Gross Internal Area 624 Sq Ft - 57.97 Sq M



### Fourth 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. Copyright Morriarti Photography & Design LTD

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	57	74
(28-54)	E		
(21-27)	F		
(1-20)	G		
Mid energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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.

### Important Information

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