



**CLARGES STREET, LONDON, W1J**  
£1,800,000

**Carter Jonas**

## CLARGES STREET, LONDON, W1J

Here is a standout second-floor one-bedroom apartment enviably located on Clarges Street - a highly sought-after street in Mayfair. Brand-newly refurbished and move-in ready, this property offers the perfect pied-a-terre, buy-to-let investment, or even staff accommodation. It has a long lease of 152 years.

The apartment boasts a large and bright reception room with "smart" top-of-the-range features throughout. The bedroom also has an abundance of natural light and extra storage space in the form of a walk-in wardrobe.

Clarges Street is in close proximity to large parks such as Green Park, St James's Park and Hyde Park. Mayfair is host to world-renowned high-end shopping, restaurants / bars, and West End shows. Green Park station is situated right on this property's doorstep, with great transport links around London.

**HERE IS A STANDOUT SECOND-FLOOR ONE-BEDROOM APARTMENT ENVIABLY LOCATED ON CLARGES STREET - A HIGHLY SOUGHT-AFTER STREET IN MAYFAIR.**



### AMENITIES

**TENURE** Leasehold

**LOCAL AUTHORITY** Westminster City Council

**EPC BAND** E



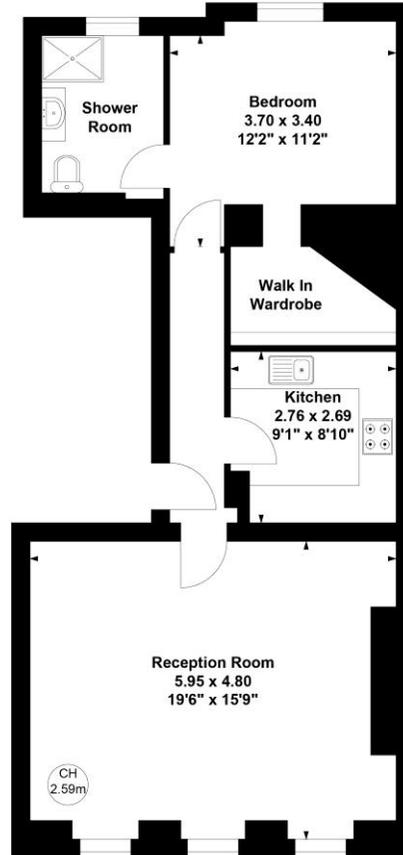
Classification L2 - Business Data

## Clarges Street W1J

Gross internal area (approx)  
**64.52 sq m (694 sq ft)**

For Identification purposes Only. Not To Scale.

All Calculations include Any/All Areas Under 1.5m Head Height.  
 \* As Defined by RICS - Code of Measuring Practice.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>85</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	<b>51</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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