



1 Carlos Place

Mayfair



1 CARLOS PLACE



INTRODUCTION

A well proportioned three bedroom lateral penthouse apartment of approximately 2,000 square feet. Situated on the fifth floor, this three bedroom apartment is situated in an elegant Victorian building, on one of Mayfair's most fashionable streets.

1 Carlos Place is widely regarded as one of the finest, if not the finest, portered period buildings in Mayfair. The entrance lobby fronts directly onto Mount Street, barely 50 meters from The Connaught Hotel and Berkeley Square.

The apartment has a contemporary finish with a loft style reception room. The generously sized reception area provides the perfect entertaining space, flowing out onto a private roof terrace which allows an abundance of natural light to flow through the property.

Living Room

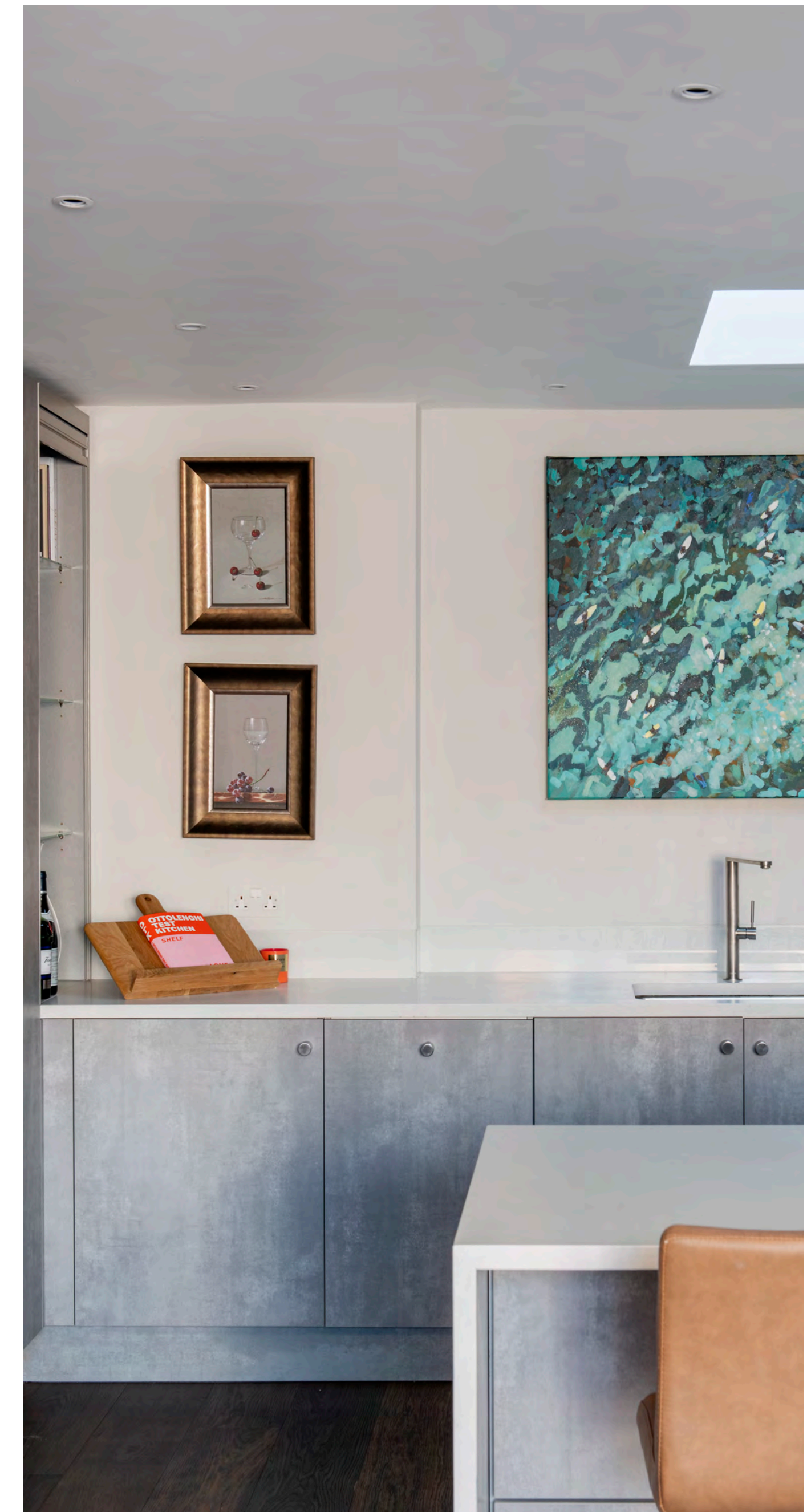
Lofted ceilings creates the perfect open plan living reception room.





The kitchen opens up on to one of Mount Streets only *private roof terraces*.

With wrap around windows across the terrace with sun flooding from the light-well, the apartment is naturally lit.





Bedrooms

Quiet and secluded bedrooms flooded with natural light with windows facing both the terrace and the street. All the rooms are well proportioned with one family bathroom and a principle ensuite.



1 CARLOS PLACE

North facing principle bedroom with AC, built in wardrobe, shower and separate bath.





STREET VIEWS

The beautiful stretch of Mount Street leads on to the Connaught Hotel and is deemed to be the center of the Mayfair Village.



COMMUNALS

One of the finest *portered blocks* on Mount Street, the communal areas have undergone an extensive refurbishment.



PRIVATE ROOF TERRACE

One of Mount Street's only *roof terraces*. Private and secluded it's perfect for those summer evenings

Floor Plan

Carlos Place, W1K

Approximate Floor Area = 175.7 sq m / 1891 sq ft
 Storage = 15.0 sq m / 161 sq ft
 Total = 190.7 sq m / 2052 sq ft
 (Excluding Communal Water Tank)
 Including Limited Use Area (3.6 sq m / 39 sq ft)



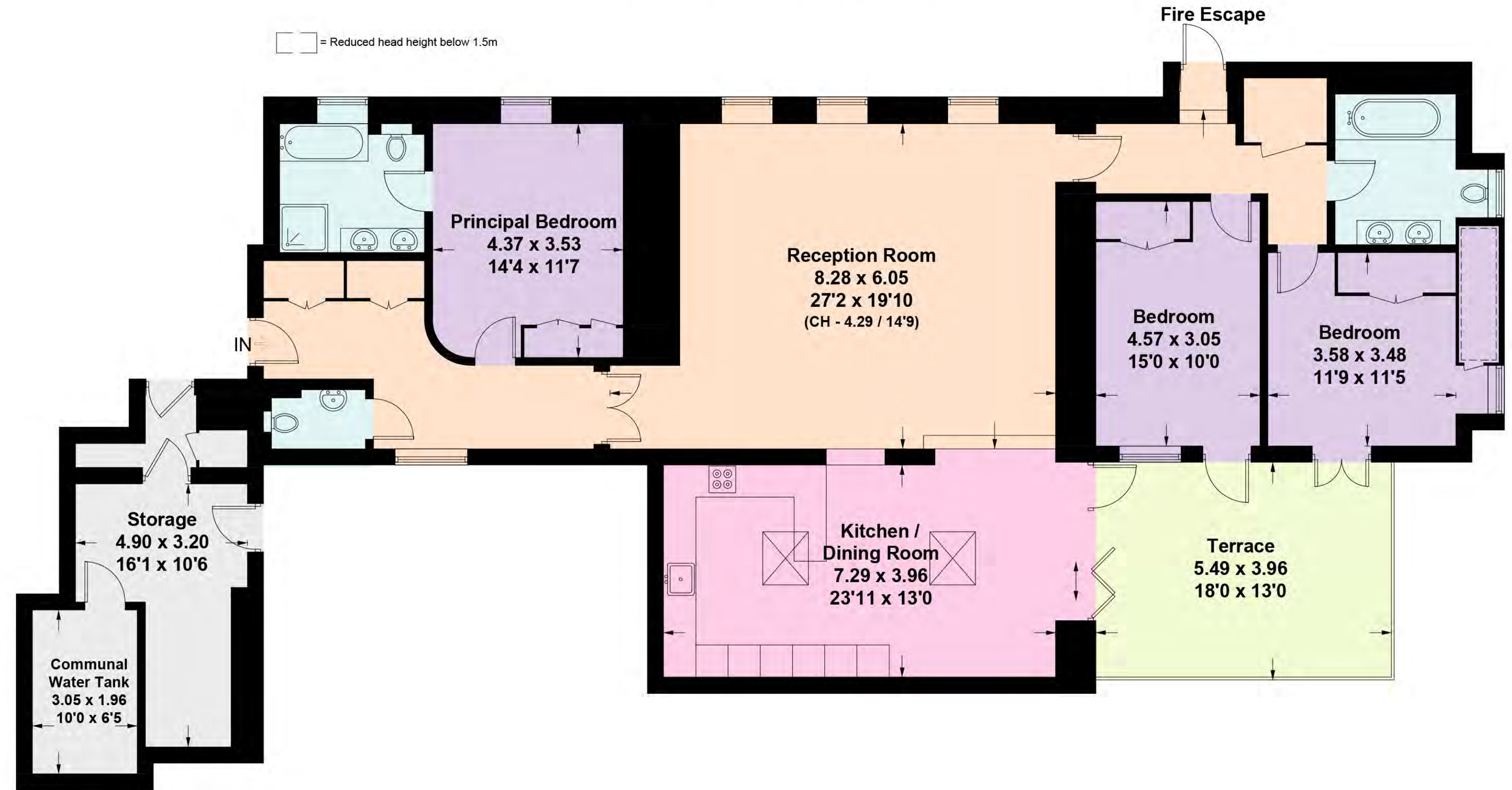
Approx. Gross Internal Area:

2052 Sq Ft – 190.7 Sq M
 Excluding under 1.5m

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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Fifth Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID934545)

Location and Amenities

Kitchen: Handmade kitchen with integrated Miele appliances.

Flooring: Wooden flooring throughout.

Security: Apartment intruder alarm system .

Porter: Day Time Porter

Lift

Air conditioning

Location: . It is within close proximity of the world-famous Connaught Hotel and Berkeley Square, and is perfectly situated for the finest boutiques, bars, private members' clubs, art galleries and restaurants that Mayfair has to offer, including Scott's, George and Annabel's.

This area has become the sophisticated and luxurious epicentre of cosmopolitan London. The extensive, open spaces of Hyde Park, Green Park, St. James's Park, Mount Street Gardens and Grosvenor Square are all within walking distance of the property. Excellent local transport links include Bond Street Underground (Central and Elizabeth Lines) and Green Park Station (Jubilee, Piccadilly and Victoria Lines).



x 3

Principal Bedroom with En Suite Bathroom

Bedroom 2 &

Bedroom 3 with Large Family Bathroom



x 3

En Suite Bathroom

Family Bathroom & Guest WC



x 2052Sq Ft

Reception Room

Kitchen & Dining

Terrace

Lift

AC

Porter

Tenure

Leashold, 165 years approx

EPC

EPC = D

Guide Price

£7,850,000



Mayfair



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