



# Hertford Street

*Mayfair*

OLIVER BERNARD

LONDON



INTRODUCTION

A beautiful Two Bedroom apartment in this impressive well known Art Deco building located the heart of Mayfair in a quiet Cul-Da-Sac. Ideally located just minutes from Hyde Park. The building benefits from a passenger lift and 24 hours concierge.

This charming two-bedroom property has been meticulously refurbished throughout in a contemporary style and maintains a homely feel. Located on the first floor of this period building this apartment spans 850 square feet and is ideal for either a single person or a couple.

# Living Room

Beautiful reception room featuring a spacious seating area, ample dining space, and three large windows that provide abundant natural light. The windows are also equipped with electric blinds.







# Kitchen

The kitchen is modern in design and has a generous amount of work space., fitted with quality Bosch appliances. The kitchen features a stunning breakfast bar. The kitchen is Meticulously designed in a open plan format for entertaining.



# Principal Bedroom

Enter into the large principal bedroom boasting plenty of floor space. The principal bedroom benefits from a stunning, spacious en suite bathroom finished to the highest standards and built in bespoke cabinetry.



# Bathroom

Having undergone extensive refurbishment this amazing en suite, has been finished to the highest of standards with some of the highest quality marble.

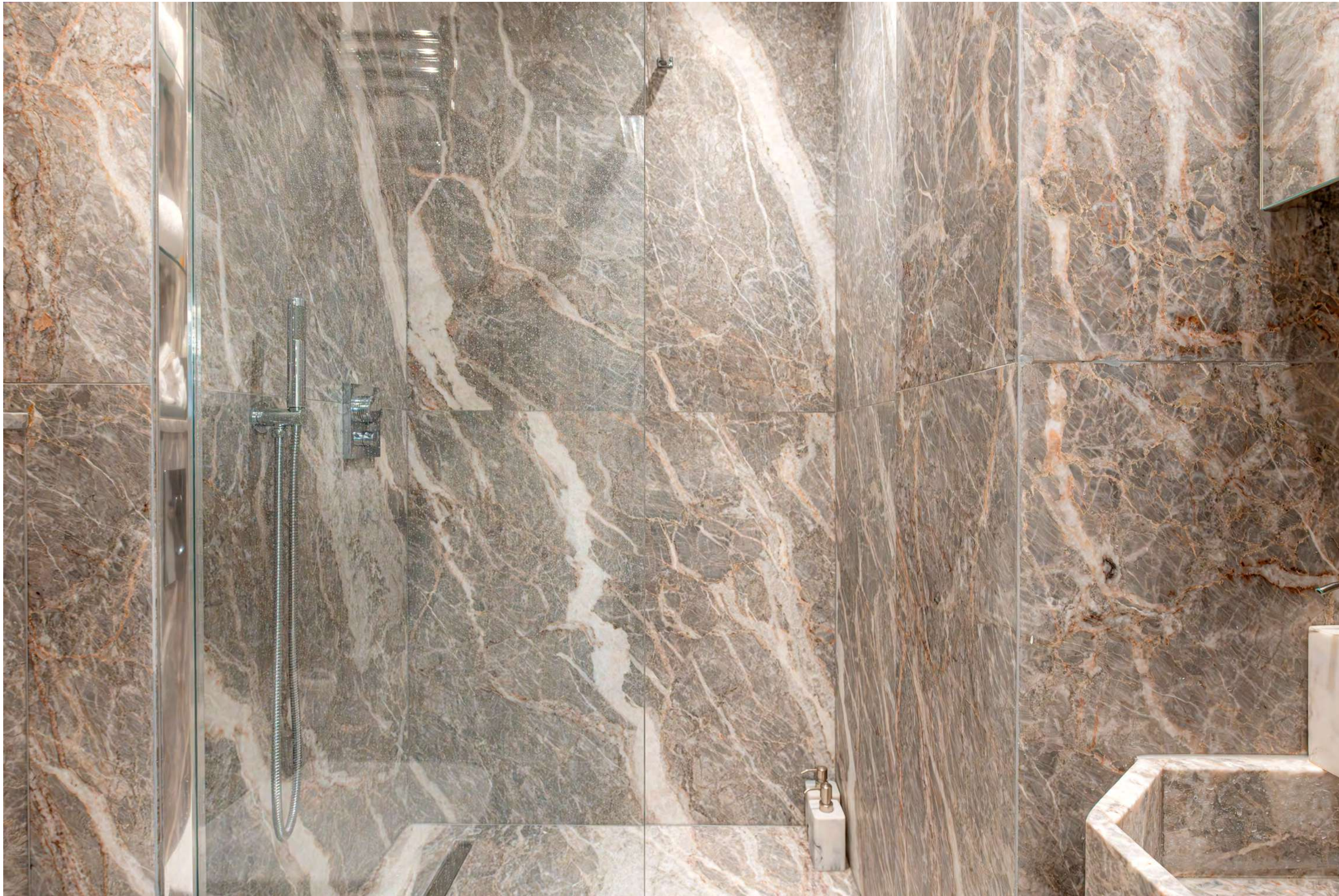


# Guest Bedroom

A quiet second double bedroom that can also be transformed into a wonderful study room. This bedroom also benefits from built in mirrored wardrobe space maximising the amount of storage.



# Guest Bathroom



This guest bathroom features an unusual floor-to-ceiling Fiori del Bosco marble, creating a luxurious and sophisticated atmosphere. The generous shower offers ample space, enhancing the overall opulence and comfort of the room.



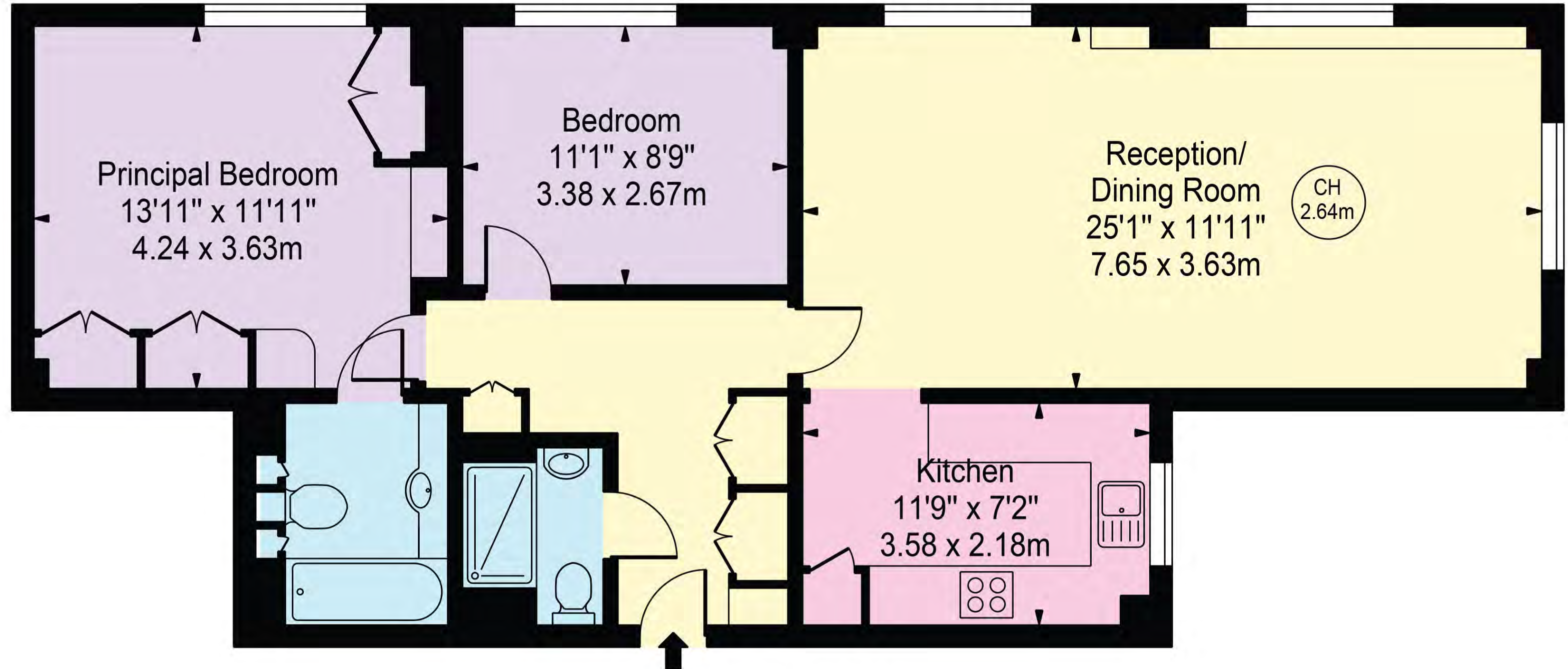
# Floor Plan

Approx. Gross Internal Area:

850Sq Ft – 78.97 Sq M

## Carrington House

Approx. Gross Internal Area 850 Sq Ft - 78.97 Sq M



First Floor

For Illustration Purposes Only - Not To Scale

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

Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither OB Private nor any-one in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the property may change without notice.

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

# Location and Amenities

**Description:** Hertford Street is in the heart of Mayfair, one of London's most affluent and prestigious neighbourhoods. Stretching from Park Lane in the west to Shepherd Market in the east. The apartment is just a short walk from Hyde Park. Hertford Street is close to cultural landmarks, such as the Royal Academy of Arts, the Wallace Collection, and the Handel & Hendrix in London Museum. The area is well-served by public transportation, with the nearest Underground stations being Hyde Park Corner and Green Park providing easy access to the rest of London.



x2

**Principal Bedroom**  
with en suite

**Bedroom 2** Double  
bedroom



x2

1 x en suite bathroom  
1x Guest bathroom



x850 Sq Ft

Kitchen

Dining Room

Two bedrooms

Porter

## Tenure

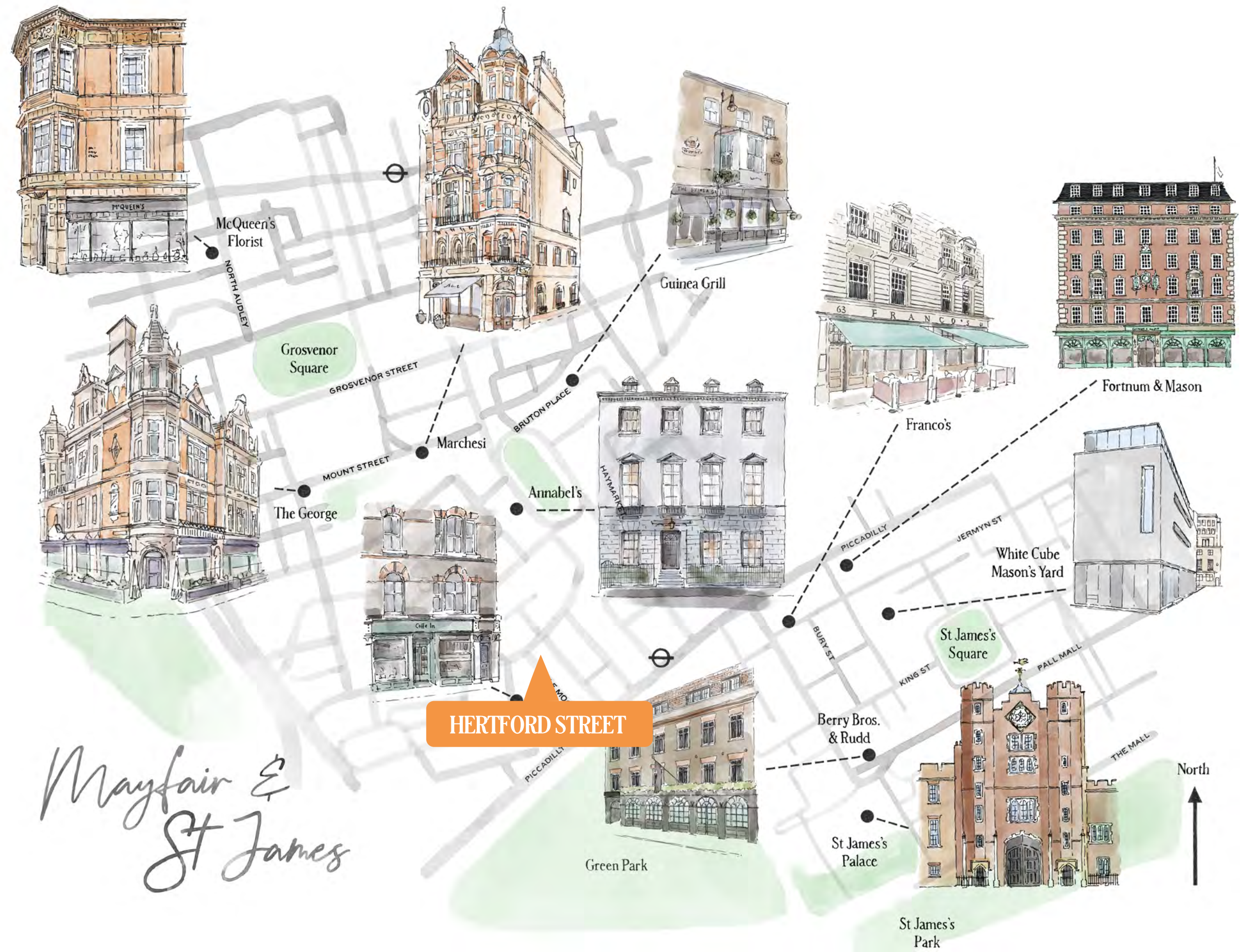
Leasehold 116  
yrs approx

## EPC

EPC = D

## Guide Price

£ 1,950,000





# Contact

**WILLIAM BISHOP**

SENIOR ADVISOR

LONDON

33 BRUTON STREET, MAYFAIR, W1J 6QU  
WILLIAM@OBPRIVATE.CO.UK T +44 7930 958 314



**CHARLIE GIBSON**

MRICS • MANAGING DIRECTOR

LONDON

33 BRUTON STREET, MAYFAIR, LONDON W1J 6QU  
CHARLIE@OBPRIVATE.CO.UK T +44 77 91 32 83 44

OBPRIVATE.CO.UK

