



Chesterfield House  
Chesterfield Gardens, W1J





This beautifully refurbished lateral apartment on the 8th floor with stunning East facing views, is situated within a prestigious portered building close to Park Lane, in the heart of Mayfair. The property comprises a large reception/dining room, a separate kitchen with fully integrated modern appliances, a master bedroom, a second double bedroom, a family bathroom and a guest cloakroom. The apartment is extremely bright and has been very thoughtfully designed, as well as having a lovely wooden floor throughout. The block benefits from having a 24 hour porter and a lift.

Chesterfield House is one of Mayfair's premier buildings. Built during the 1930s, Chesterfield House takes its name from a large Georgian mansion constructed between 1748-9 that formerly sat on the site. Once built, they were known as "Mayfair's finest flats" and has since gained the reputation as one of the West End's superior portered buildings. Chesterfield House is located in the centre of Mayfair, just off Curzon Street and parallel to prestigious Park Lane and close to bustling Piccadilly.

Closest Underground is Green Park (0.3) miles.

- Stunning Newly Refurbished Apartment
- Prestigious Mayfair Location
- Lift & Uniformed 24 Hour Porter Services
- Share Of Freehold
- 8th Floor

£2,950,000 Asking Price

| Energy Efficiency Rating                    |   | Current                 | Potential |
|---------------------------------------------|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| 89-92                                       | A |                         |           |
| 81-88                                       | B |                         |           |
| 69-80                                       | C |                         |           |
| 55-68                                       | D | 61                      | 63        |
| 49-54                                       | E |                         |           |
| 41-48                                       | F |                         |           |
| 35-39                                       | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England, Scotland & Wales                   |   | EU Directive 2002/91/EC |           |

**Tenure:** Share of Freehold c.a. 88 years  
**Service Charge:** c.a. £8,650 p.a.  
**Ground Rent:** c.a. £25 p.a.

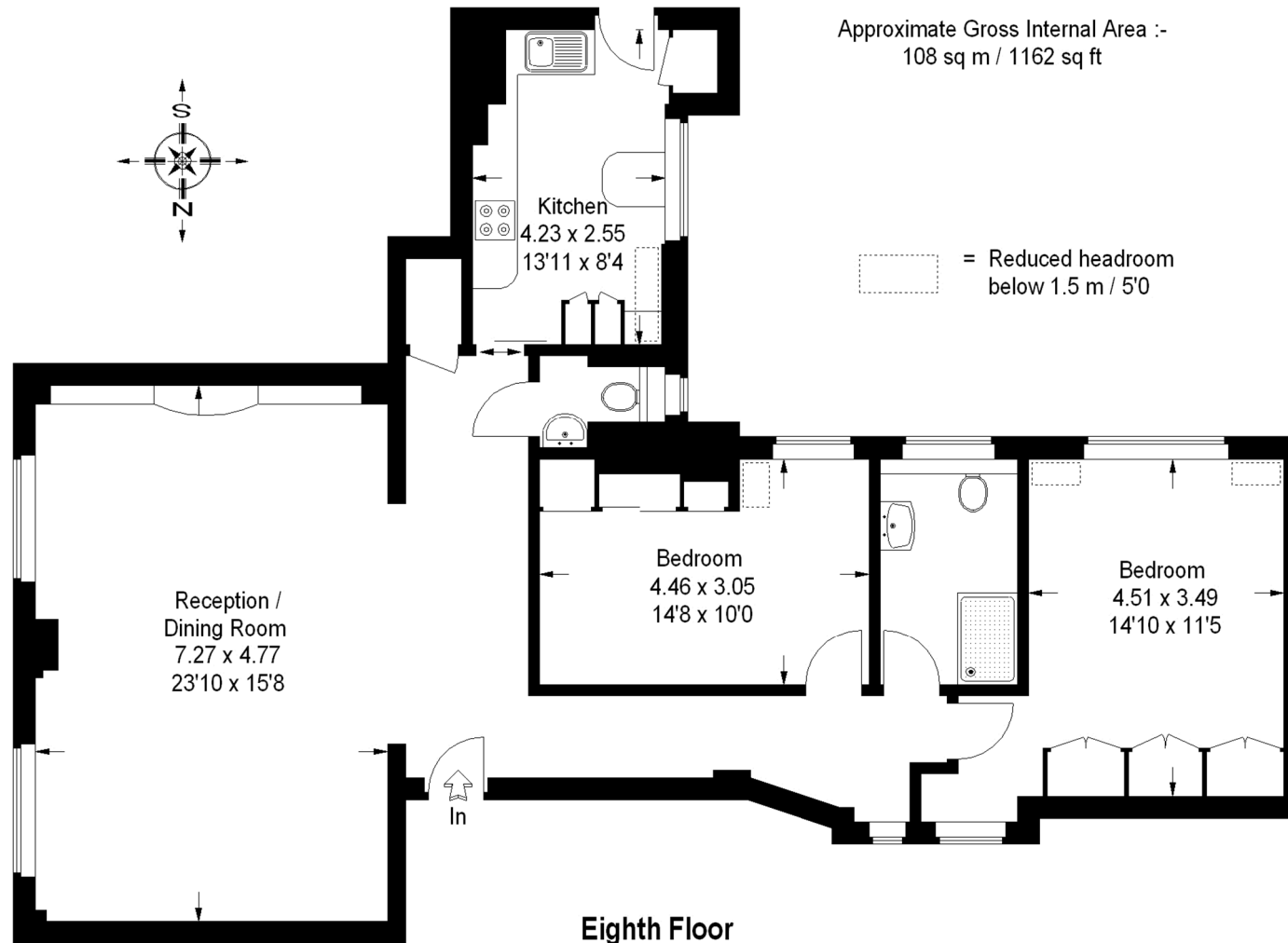
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Approximate Gross Internal Area :-  
108 sq m / 1162 sq ft

 = Reduced headroom  
below 1.5 m / 5'0

### Eighth Floor

**FLOORPLANZ © 2012 0845 6344080 Ref 96374**

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