

TO  
LET



Flat 58 Chesterfield House, Chesterfield Gardens, Mayfair, London W1J 5JX

£1,300 p/w

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**£1,300 p/w**





## PROPERTY DESCRIPTION

A superb and spacious ground floor flat, beautifully refurbished in a contemporary style, featuring high ceilings and elegant wooden flooring throughout.

The property offers neutral décor and well-proportioned accommodation, including two double bedrooms with en suite bathrooms, and a third single bedroom—ideal as a home office.

Chesterfield House is a prestigious and substantial residential block in the heart of Mayfair, benefiting from 24-hour portage. Perfectly positioned, it is moments from the area's renowned shops, boutiques, and restaurants, and just a short stroll from the open green spaces of Hyde Park.

Heating and hot water costs are included in the rent. EPC - C, Council Tax Westminster - Band H, Security Deposit – 6 weeks rent. Gas, Electricity, Water and Sewerage – all mains connections. Gas Central Heating, Broadband: FTTC, Mobile – good coverage, Parking – Residents permit required from Westminster Council.

Living/dining room, kitchen, principle bedroom with ensuite bathroom, second double bedroom with en suite bathroom, single bedroom/home office, guest cloakroom, 24hr porter, lift, hot water and central heating costs included

## ACCOMMODATION

- Living / Dining Room
- Kitchen
- Principal bedroom with En Suite Bathroom
- Second Double Bedroom with En Suite Bathroom
- Single Bedroom / Home Office
- Guest cloakroom
- 24 Hour Concierge
- Lift
- Heating and Hot Water Included



# CHESTERFIELD HOUSE, W1

Approximate Gross Internal Area:

103 Sq. metres

1109 Sq. feet



GROUND FLOOR

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92+)	<b>A</b>	
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	70
(55-68)	<b>D</b>	77
(39-54)	<b>E</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		