



## CARRINGTON HOUSE

Hertford Street  
Mayfair  
London  
W1J

Asking Price  
£1,400,000

Joint Sole Agent

This bright and spacious apartment (75 sq.m / 817 sq.ft) features a large south-facing dual-aspect reception/dining room, providing excellent living and entertaining space. The property comprises two bedrooms served by a generous family bathroom, together with a guest cloakroom and separate kitchen.

# ASTON CHASE

67-71 Park Road  
Regent's Park  
London, NW1 6XU  
020 7724 4724  
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£1,400,000  
Subject To Contract

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Leasehold 948 Years Remaining

Service Charge: £11,050.20 P/A

Further benefits include a 948-year lease, two passenger lifts, and 24-hour portage, making the apartment well suited as a primary residence, investment property, or pied-à-terre.

Hertford Street is conveniently located between Curzon Street and Park Lane, with the amenities, restaurants, and atmosphere of Shepherd Market close by.

Please note that the contents shown are CGI images, to provide an idea of what the property could look like when staged.



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## ACCOMMODATION

- Reception Room
- Kitchen
- Principal Bedroom
- Second Double Bedroom
- Family Bathroom

## AMENITIES

- Passenger Lift
- 24 Hour Porterage

COUNCIL TAX: G

EPC RATING: D



# ASTON CHASE

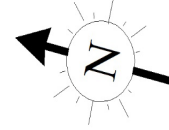
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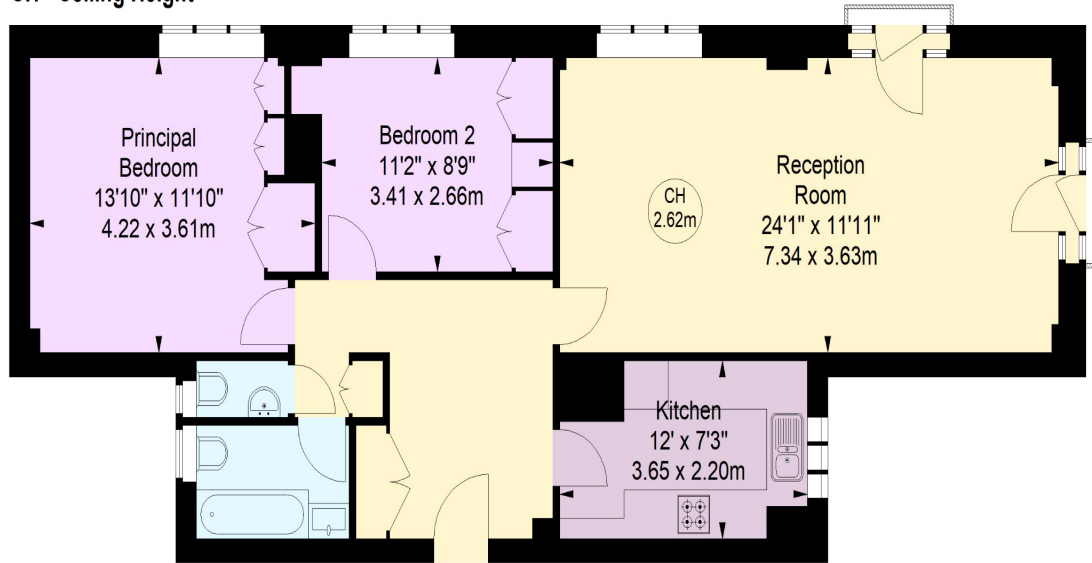


# ASTON CHASE

Carrington House,  
Hertford Street, W1J  
Approximate gross internal area  
828 sq ft / 76.92 sq m



Key :  
CH - Ceiling Height



## Fourth Floor



Illustration For Identification Purposes Only.

All measurements and areas are approximate, not to scale.

© Orange Tree Photography

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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### Important Notice

These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars. If any points are particularly relevant to your interest in the property ask for further information.