

JK CapInvest



Asking Price £1,500,000

Upper Berkeley St. London, W1H

KEY FEATURES

- **Tenure:** Leasehold (over 123 years remaining)
- **Service Charge:** c. £12,000 per annum
- **Ground Rent:** £500 per annum
- **EPC:** C
- **Local Authority:** Westminster
- **Council Tax Band:** G

JK Prime Residential

Phone:
+44 (0) 7392 282 397

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sales@jkcapinvest.com



ABOUT

WELL-PROPORTIONED

TWO LARGE BEDROOMS
(ONE ENSUITE)

STUDY ROOM/THIRD
BEDROOM

LIFT

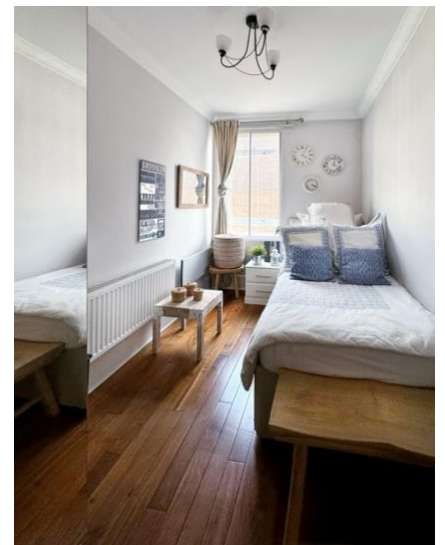
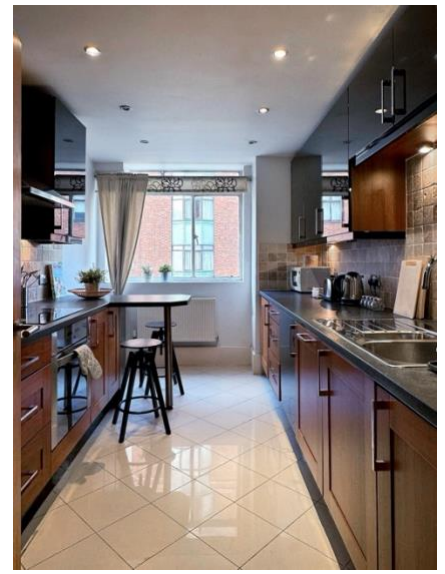
PORTER/ CONCIERGE

5 MINS WALK TO MARBLE
ARCH AND HYDE PARK

BETWEEN MARYLEBONE
AND PADDINGTON

BEST AMENITIES CLOSE BY

Approx. 1053sqft (97sqm)



THE PROPERTY

JK CapInvest presents this well-proportioned and bright three-bedroom apartment situated on the third floor of this block on Berkeley St. just behind Marble Arch. The block has a concierge and a lift.

The flat is well proportioned, fully furnished and equipped. Three bedrooms (two large bedrooms, one ensuite bathroom and a third bedroom/ study room), a second bathroom, a large reception area (living room/ dining room), and a fully equipped kitchen complete this home.

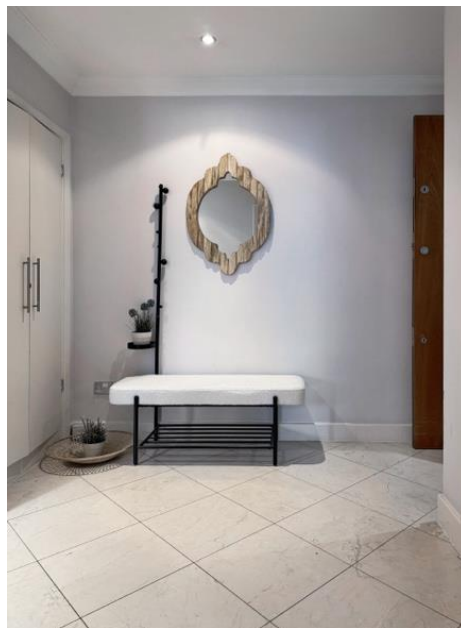
Located between Marylebone and Paddington, this property is well situated for easy access to public transportation. The vibrant shops and restaurants of Marylebone High Street and Oxford Street add to the convenience of this location.

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Viewing: Strictly by appointment with JK CapInvest Ltd.

Important Notice: *Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.*



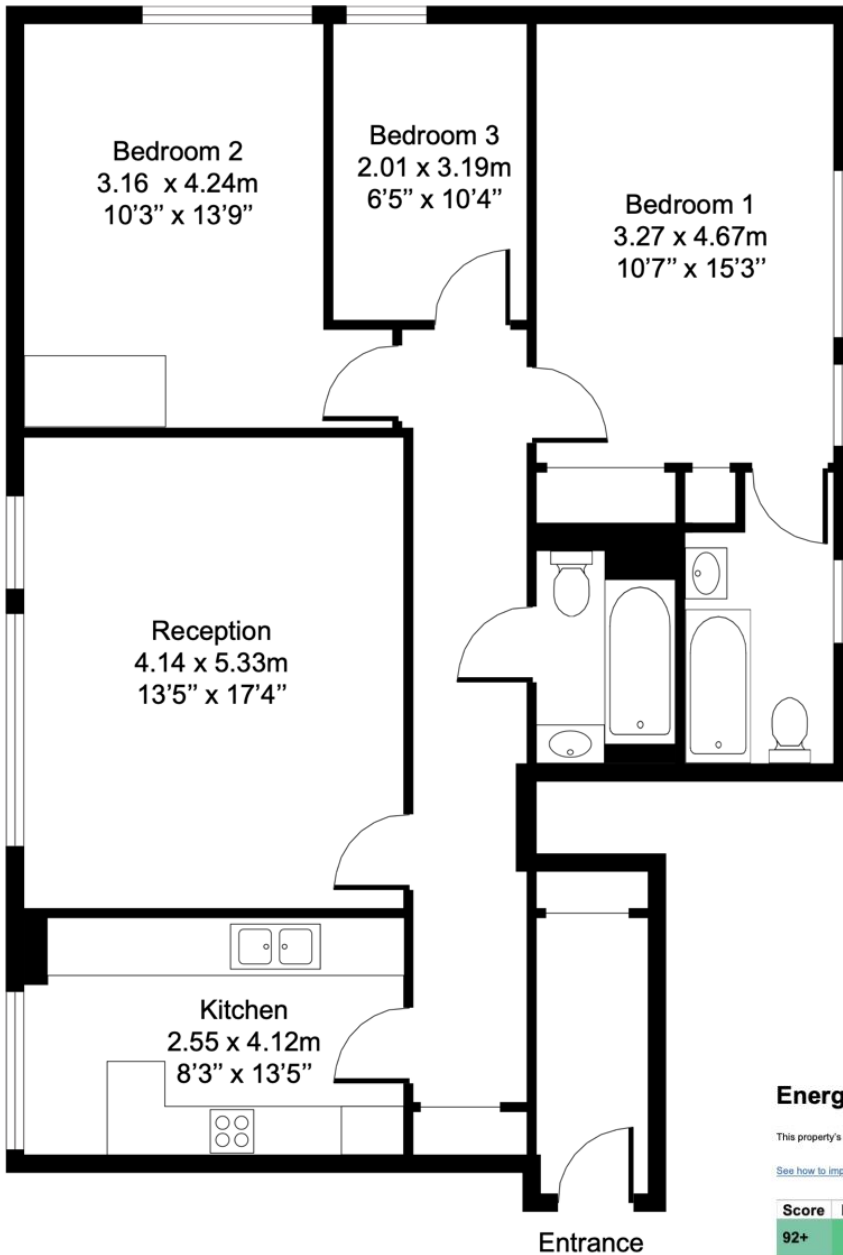
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Approx. Gross Floor Area =97 sq.meters 1053 sq.feet



THIRD FLOOR

For Illustrative Purposes - Not To Scale

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 84 B |
| 69-80 | C | 80 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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