

APARTMENT 2

1 2 C H A R L E S S T R E E T

MAYFAIR W1

RIGBY & RIGBY

## IMMACULATE

*A Rigby and Rigby development is defined by originality of design, peerless craftsmanship and immaculate execution.*

As one of London's leading developers of super prime residential property, in some of the capital's most exclusive postcodes, the Rigby and Rigby name has become synonymous with inspiring architecture and striking interiors. Rigby and Rigby is part of the £2 billion Rigby Group Plc – one of the UK's most respected family businesses.

From the transformation of elegant townhouses or contemporary penthouse apartments in Knightsbridge and Belgravia to the stunning redevelopment of country homes in Warwickshire and the Cotswolds, each Rigby and Rigby commission benefits from our commitment to using the finest, handcrafted materials; cutting-edge technology and an unparalleled attention to detail - creating homes that are distinctive, stylish and contemporary.

RIBA 





## EXCLUSIVE

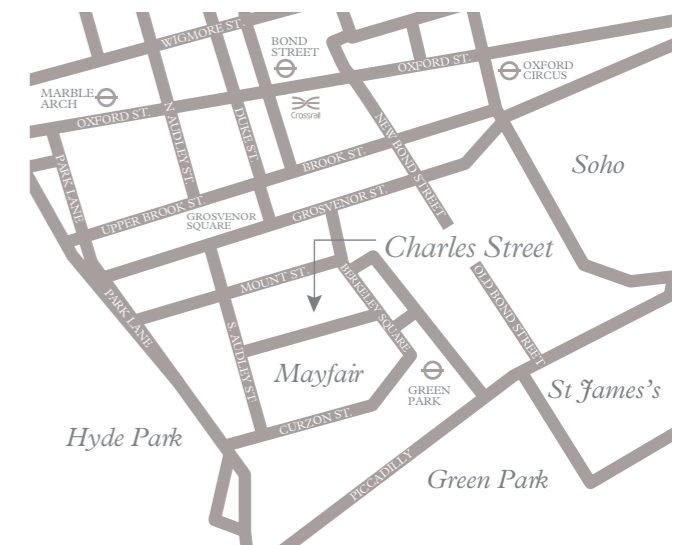
*Rigby and Rigby present an apex apartment with nearly 3,500 square foot of lateral space.*

Positioned on the first floor and with ceiling heights over 3.2m, the apartment offers majestic volume, sensitively complimented by the interior design talents of Rigby and Rigby's in-house interiors team. The property includes separate overflow or staff accommodation as well as a private, two-car garage.

Offered fully turnkey, Rigby and Rigby presents an extremely rare opportunity to own one of Mayfair's most prestigious apartments, which includes over 1,000 square feet of magnificent entertaining space. The reception has vast width across nine windows and benefits from balcony space accessed by the drawing room area. With a suitably proportioned master suite, there are two further guest suites and overflow if needed in the form of a separate studio apartment.

In this exclusive, newly refurbished period building, residents will enjoy the benefit of a dedicated concierge, resident porter and a lift.

This stylish apartment is situated in a highly regarded and sought after, predominantly residential address with easy access to the Royal parks, the world class shopping of nearby Mount Street and Bond Street as well as the majority of London's Michelin Starred restaurants.











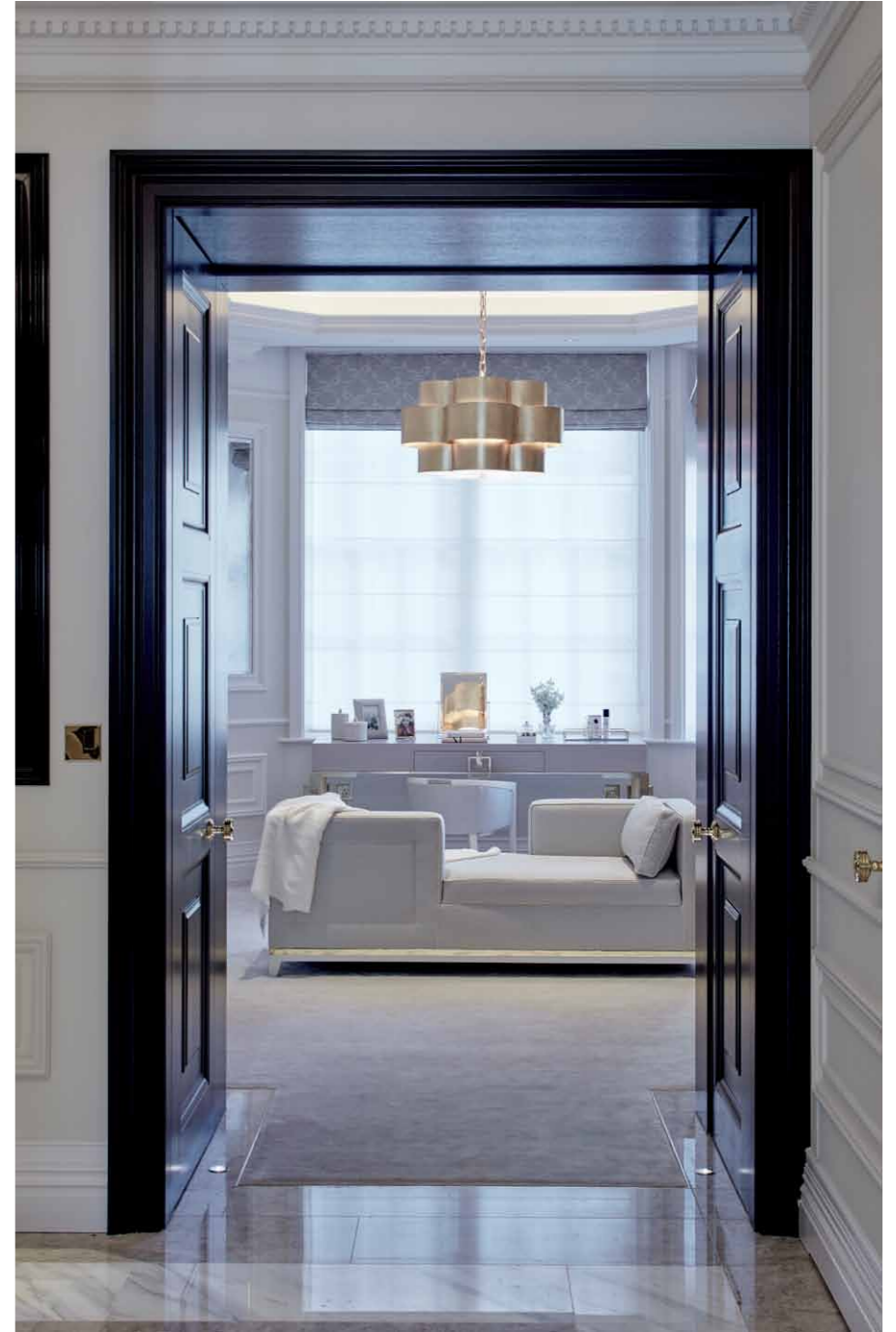


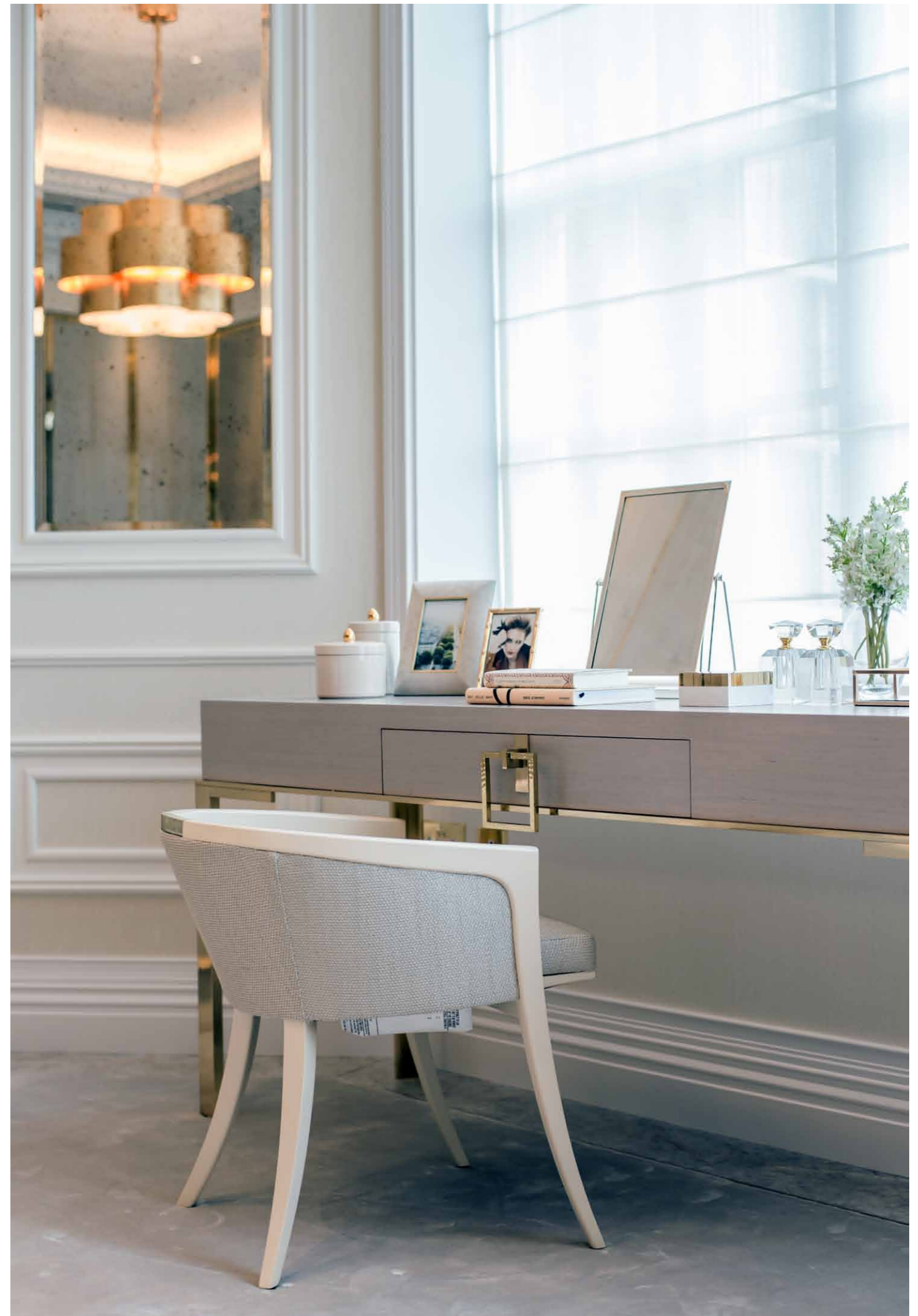


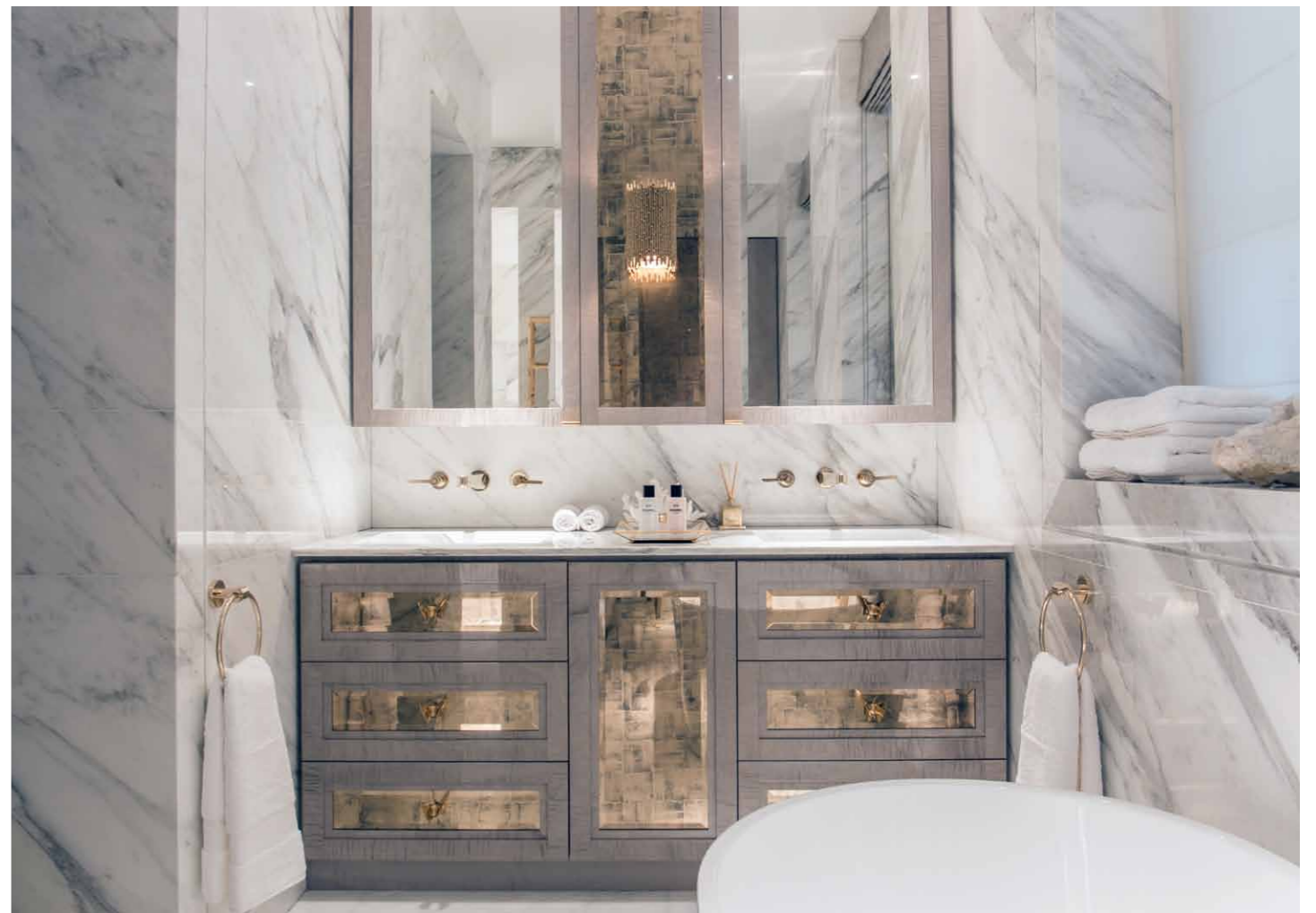




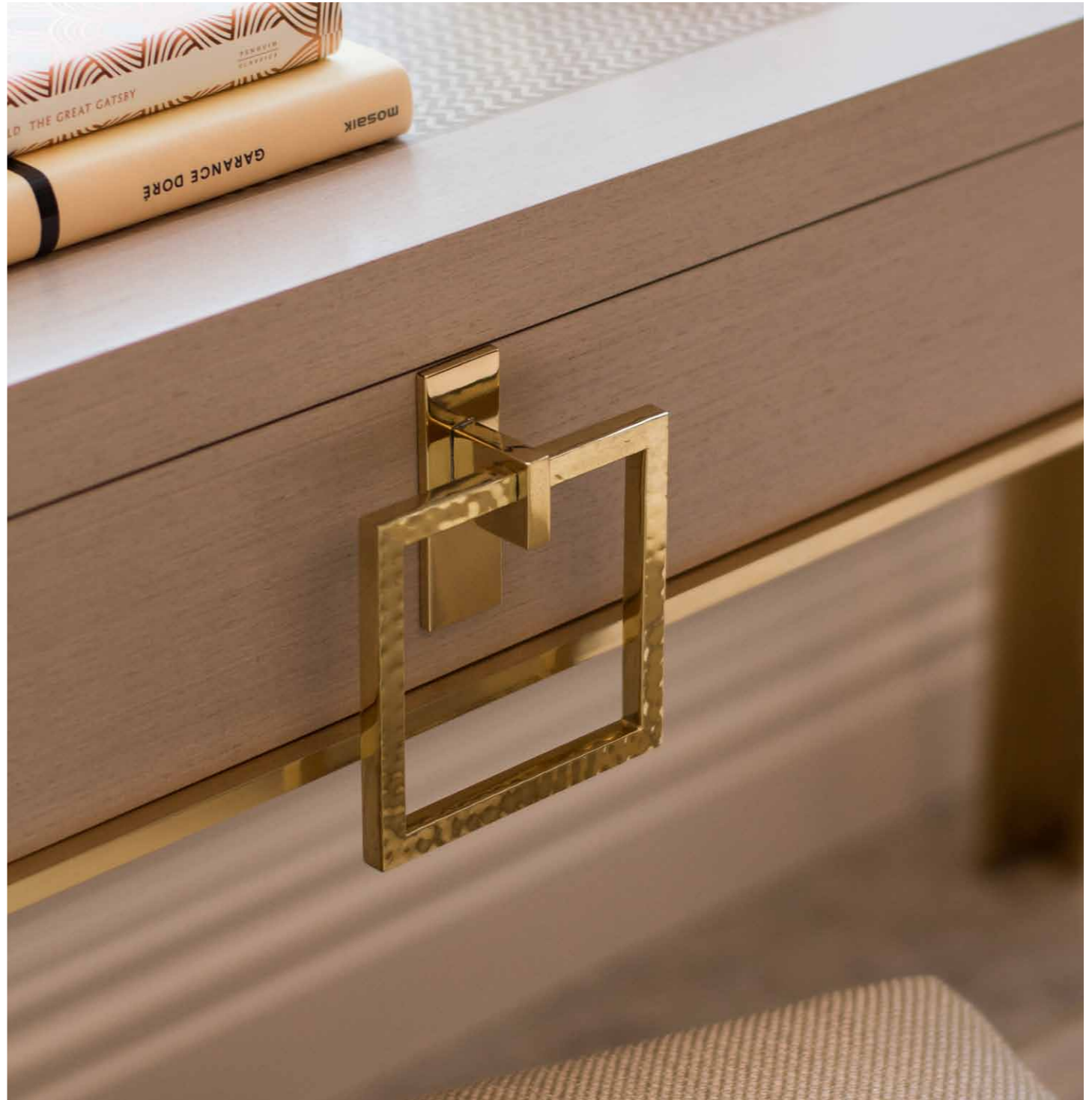






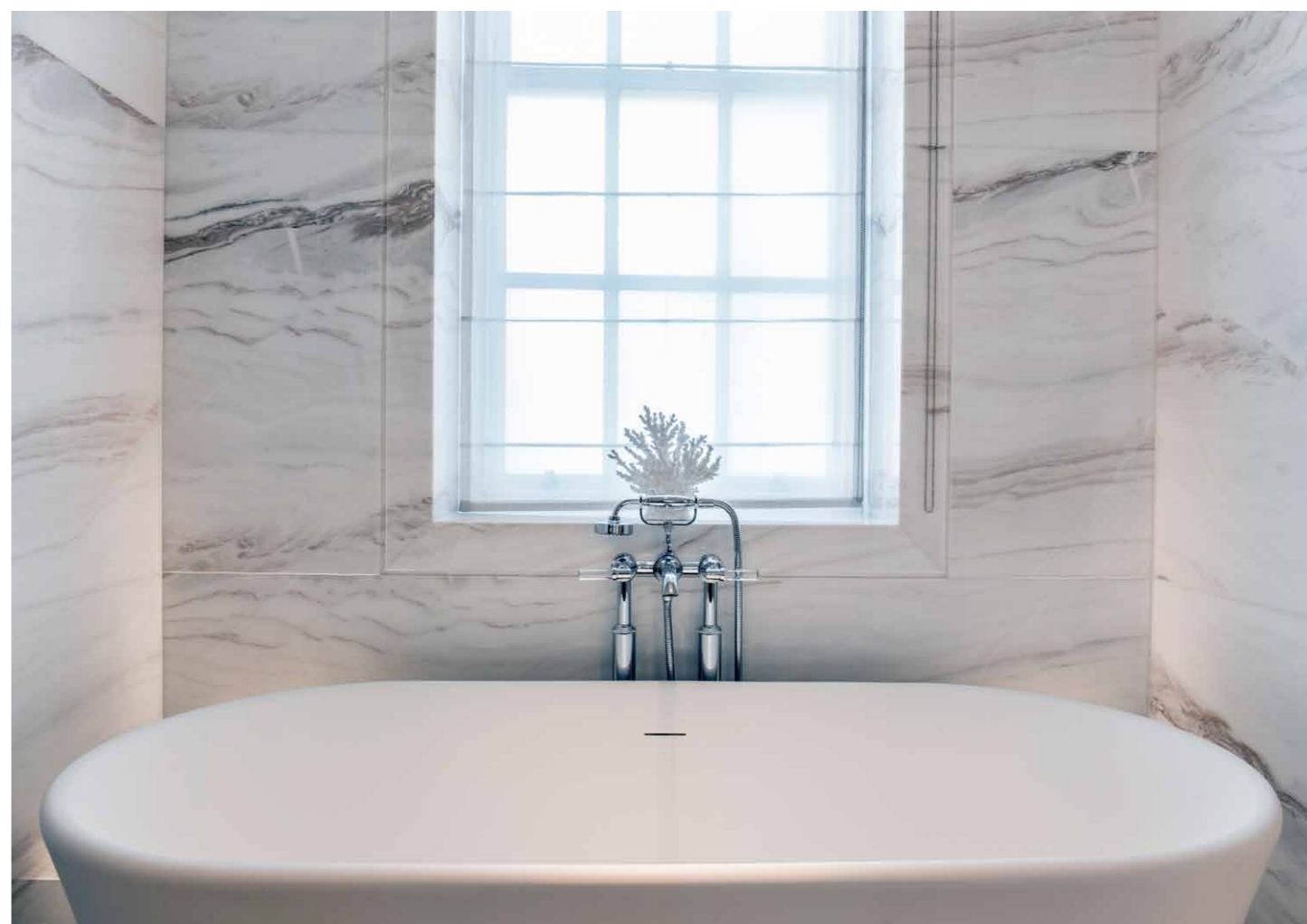


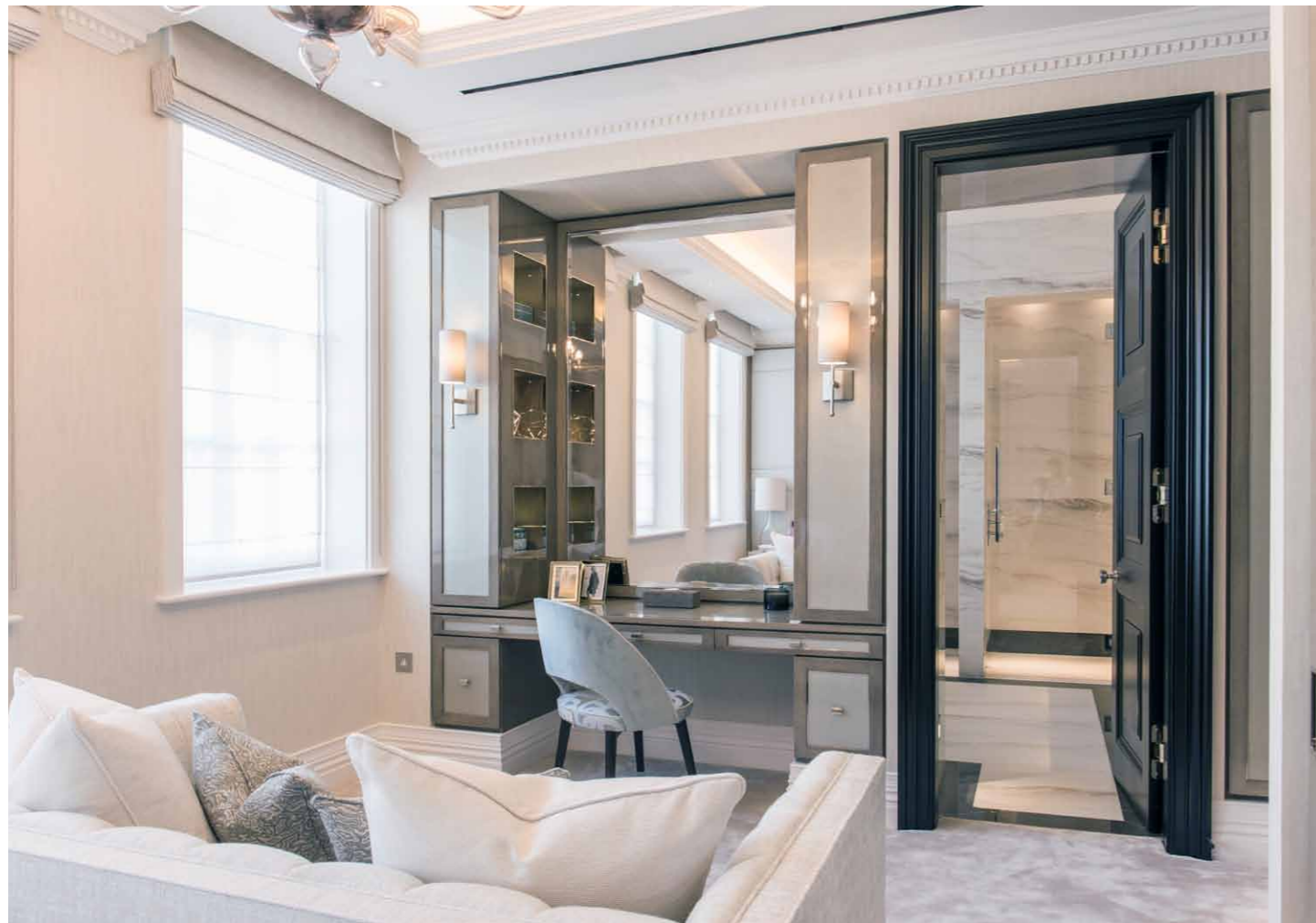


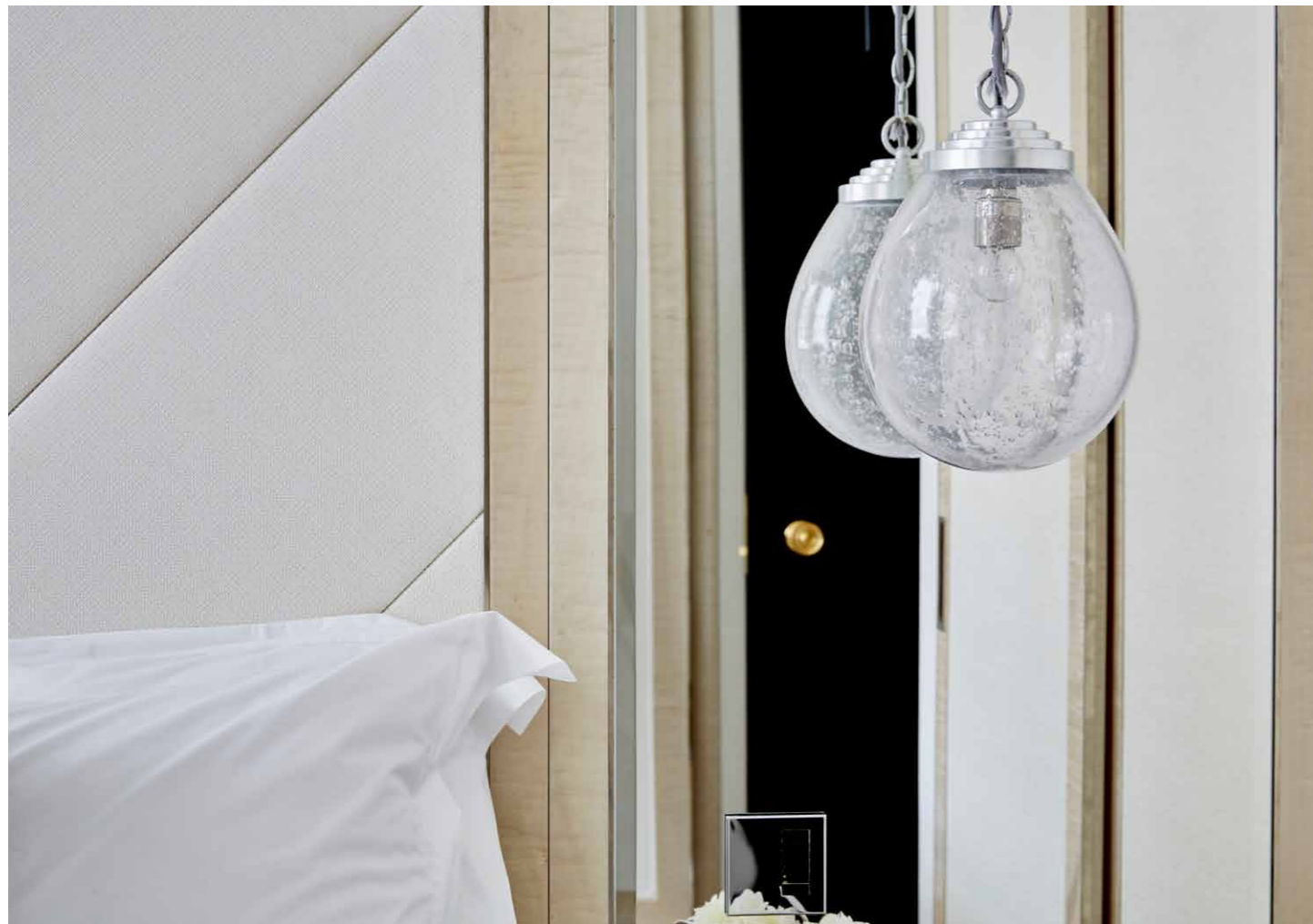
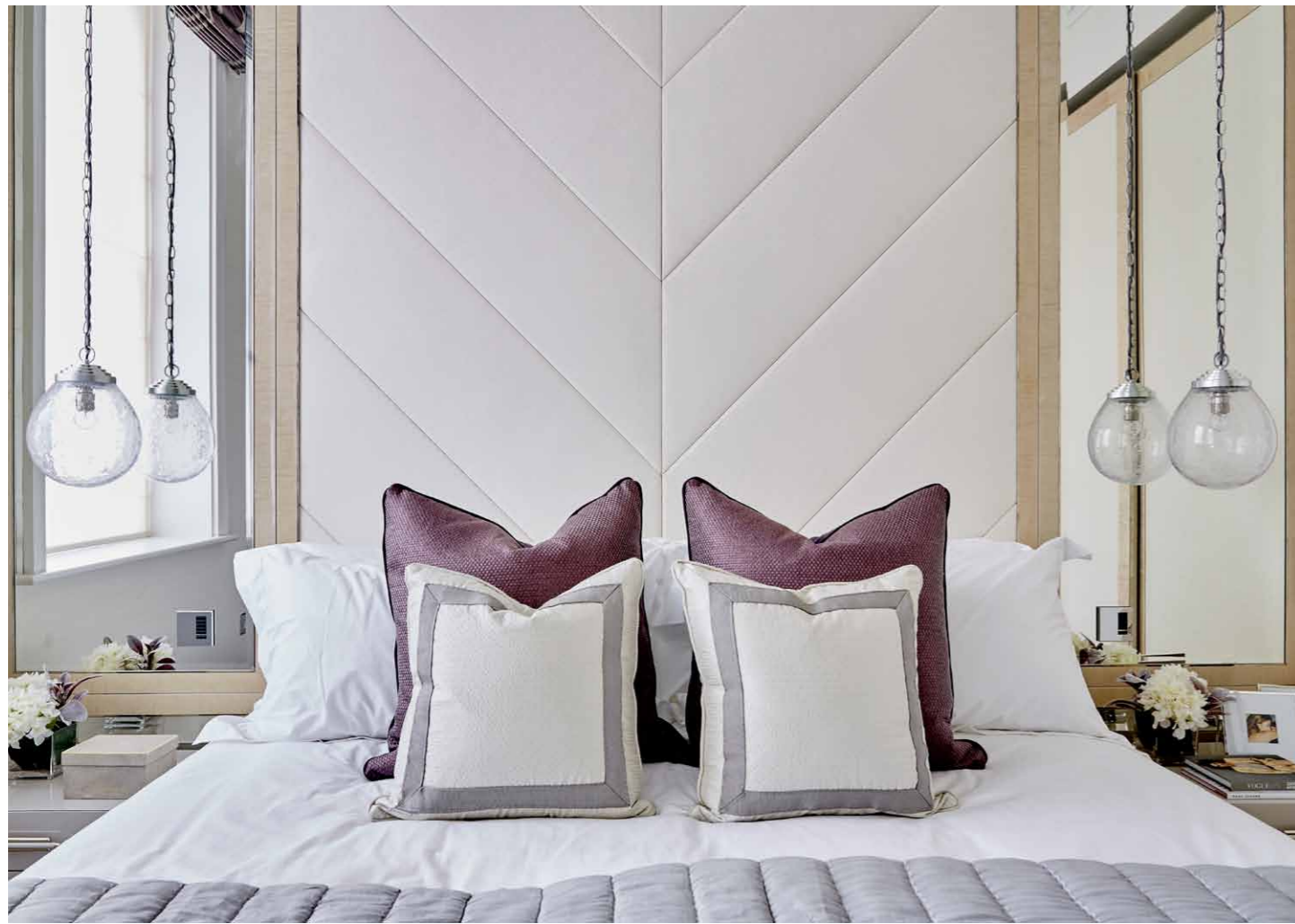












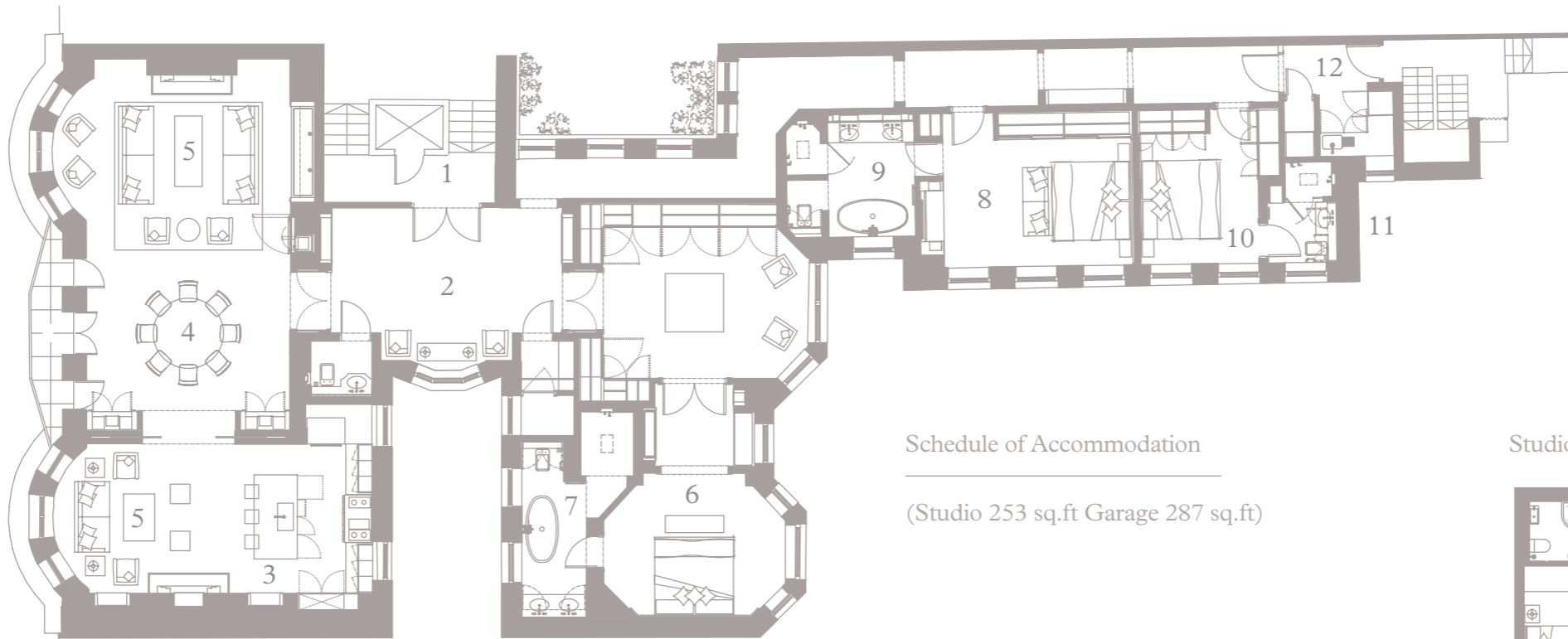


# ACCOMMODATION

## Schedule of Accommodation

(3,555 sq.ft including garage and studio 3,015sq.ft Apartment)

- 1 Lift
- 2 Hallway
- 3 Kitchen
- 4 Dining
- 5 Living
- 6 Master Bedroom
- 7 Ensuite
- 8 Bedroom 2
- 9 Ensuite 2
- 10 Bedroom 3
- 11 Ensuite 3
- 12 Utility



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)

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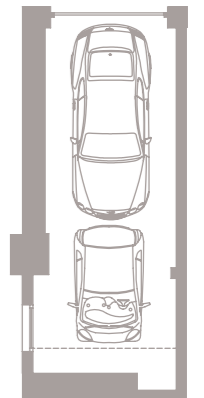
(Studio 253 sq.ft Garage 287 sq.ft)

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## Studio 253 sq.ft



## Garage 287 sq.ft



## SPECIFICATION

### Cooling, Heating & Ventilation

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- Comfort cooling and heating system in all principal rooms, including all guest bedrooms
- Under floor heating throughout with localised sensors and thermostats
- Heated mirrors and towel rails in all bathrooms

### Security

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- Dedicated resident hour porter
- Grade II Alarm System

### Lighting

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- Latest Lutron lighting control system and interface
- Flexible integrated lifestyle lighting to enable atmosphere alteration from partying to a private residence
- Internal cabinetry and vanity lighting

### Audio Visual

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- Full Cat 6 cabling throughout, suitable for various audio visual and IT requirements
- Ultra HD video distribution system
- Sky HD+, Apple TV and Blu-ray fully installed
- Infrastructure for foreign satellite, digital terrestrial and DAB installed
- Flush ceiling speakers to all principal rooms with Sonos Audio
- Family room features 55" LOEWE Ultra HD screen with Sonos Surround sound

### Telephone & Data System

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- Dual Cat 6 outlets in principal rooms to provide for IP phone systems and wired high-speed Ethernet connections

## T E R M S

Tenure

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Share of Freehold

Service Charge

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On Application

Ground Rent

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Peppercorn

Local Authority

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Westminster

Price

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£15.95m – Available Now

Developers

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[www.rigbyandrigby.com](http://www.rigbyandrigby.com)



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