

# ROKSTONE



## Hay Hill, Mayfair W1J

Exquisitely luxurious three bedroom, three bathroom second floor lateral apartment in the heart of Mayfair. Offering bespoke furnishings and fittings, state-of-the art Audio Visual systems, ambient lighting and décor, this home unfolds room-by-room as an oasis of residential enjoyment. With ceiling heights exceeding three metres throughout this dual aspect home, and thirteen indulgently large windows with secondary glazing, the apartment offers an abundance of natural light. With the warmth of underfloor heating in all rooms, comfort is ensured throughout every season of the year. TV's and iPads in all bedrooms and other areas allow for easy control of the property. Automated lights, blinds, music, heating and air con add to this seamless configuration. A stunning kitchen with exclusive features and appliances, paired with a beautiful open-plan living and dining area ensure the finest of relaxation and entertainment at home.

This home has been interior designed using only the finest materials, it boasts an unusual criss cross diamond-shaped signature design which can be found on the large sliding doors, guest bathroom, back lit onyx and even the furniture. The apartment offers exceptional storage throughout, in particular in the second bedroom, with a clever hydraulic beds that lifts to give the appearance of cupboard space that can double up as a dressing room to the master bedroom. An en-suite marble bathroom awaits, boasting an exceptional two-person semi-circular bath, and electric toilet with remote control.

Hay Hill is located moments from Mount Street and Berkeley square in the heart of Mayfair.

Bond Street and Green Park stations are situated nearby, and Hyde Park is also in close proximity. This stunning apartment would work as a luxurious London base.

**Price £6,250,000**



5 Dorset Street London W1U 6QJ

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<https://www.rokstone.com>

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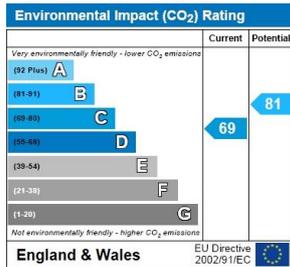
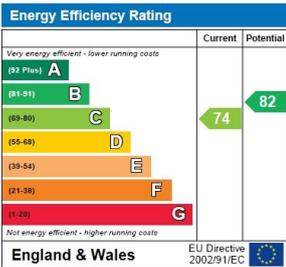


**27 BERKELEY HOUSE**  
**HAY HILL**  
**LONDON W1**

Gross Internal Area = 154 sq. metres  
 1660 sq. feet



SECOND FLOOR



## Terms

Local Authority: Westminster City Council

Tenure: Leasehold

Lease: 130+

Service Charge: £12,500PA

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