



The Mellier, Mayfair **WIS**



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This elegant loft style apartment offers unrivalled lateral living and entertaining space in the heart of Mayfair. Located over the third floor of a beautifully transformed Beaux-Arts building, this three-bedroomed property showcases grand proportions and a contemporary finish throughout.

The main reception/dining room offers breathtaking scale with incredible 3.5m ceilings, a library and study area. Through the sleek sliding doors, is a second reception room/gallery. The high-end Bulthaup kitchen with integrated Miele appliances offers a sociable dynamic to eating and entertaining. The kitchen has a bespoke metal sliding wall on the breakfast bar to give the option of closing the kitchen off from the reception room.

All of the bedrooms have modern en suite bathrooms, with the principal bedroom offering a calming dressing room, generous en suite and balcony perfect for a morning coffee.





Location

Albemarle Street is ideally located in the heart of Mayfair, with many world-famous restaurants and private members' clubs nearby, and an array of designer retailers and boutiques along Old and New Bond Street, Jermyn Street and Piccadilly, including Fortnum & Mason department store.

The property is wonderfully situated for easy access to some of London's finest green spaces, with Green Park and St. James's Park on the doorstep, and Hyde Park and Kensington Gardens just a short walk away. Green Park tube station (Piccadilly, Victoria and Jubilee lines) is within close proximity.



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Guide price: £14,000,000

Tenure: Leasehold: approximately 991 years remaining

Service charge: Circa £80,427.84 per annum

Local authority: City of Westminster

Council tax band: H

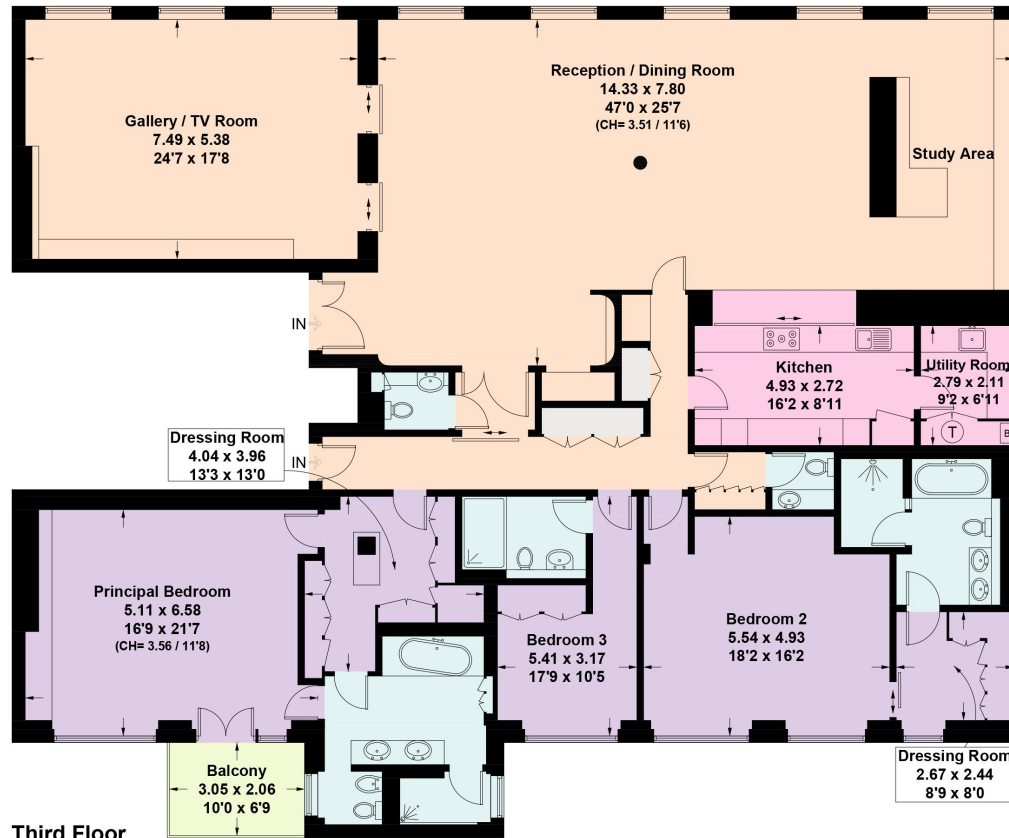






Approximate Gross Internal Floor Area
325.7 sq m / 3506 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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