

New Hereford House, Mayfair

WIK





Leasehold: 120 years from 24 June 1999 (ie 98 years unexpired)
Ground Rent: £200 rising to £800pa
Service Charge: £6130 pa Reserve fund: £2550

Guide price
£1,950,000



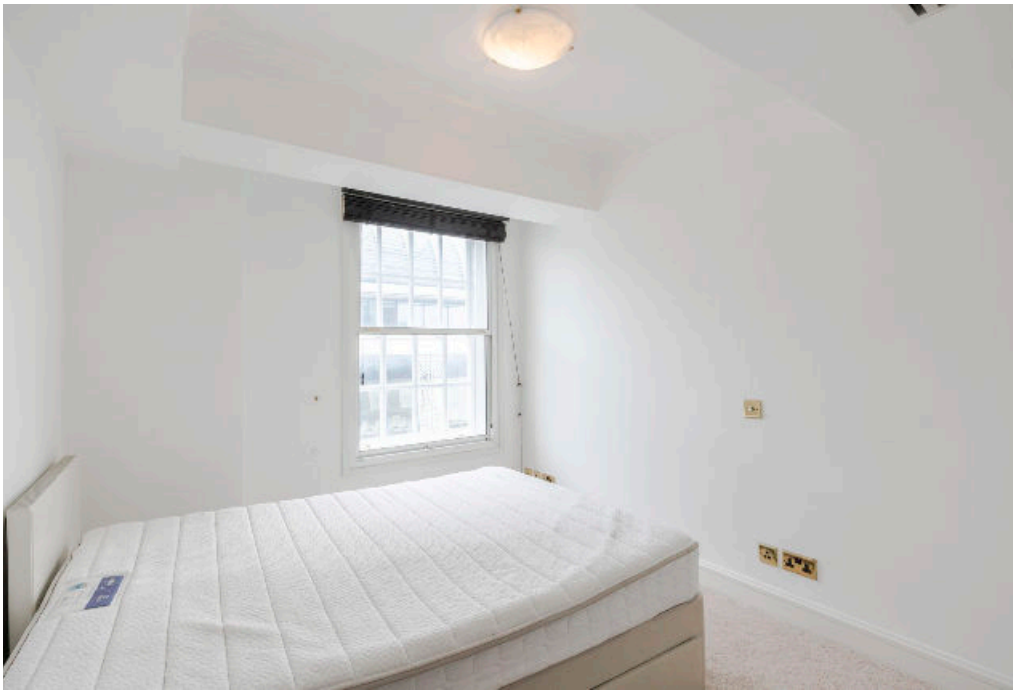
Located within a well maintained residential building (with lift and porter) just off Oxford Street, this wonderfully presented two bedroom apartment benefits from great condition throughout, naturally bright rooms and ample storage.

The property is arranged on the sixth floor and comprises a large entrance hallway with storage, reception room with large windows and space for dining. Adjacent to the reception room is a fitted kitchen with ample countertop spa

At the end of the hallway is the master bedroom, this is an impressive size with fitted wardrobe space and en suite bathroom while the second bedroom is a good sized double and also features fitted wardrobes. There is also a family bathroom.

New Hereford House is ideally located for the amenities of the West End, while also being well placed for Mayfair's world renowned restaurants and boutiques as well as the open spaces of Hyde Park. Transport links include Marble Arch and Bond Street for Central and Jubilee line.

This property is owned as a sole asset of SPV and therefore a share purchase agreement may be available.



New Hereford House

Approximate Gross Internal Area = 95.5 sq m / 1028 sq ft

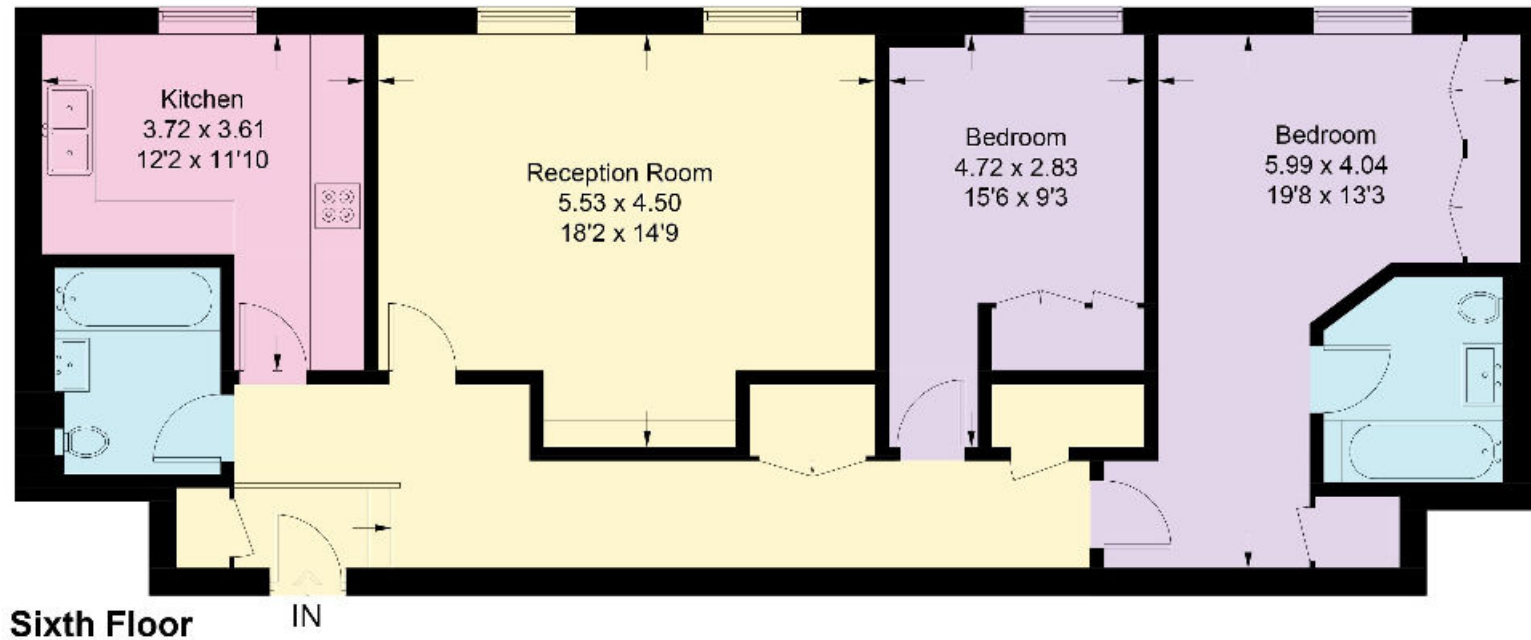


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUksketch.com © (ID796260)

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We would be delighted to tell you more.

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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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Particulars dated September 2021. Photographs and videos dated September 2021.

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