



APARTMENT ONE

77 MAYFAIR

SOUTH AUDLEY STREET / W1

SET IN THE HEART OF MAYFAIR ON SOUTH AUDLEY STREET,
THE APARTMENT IS ENVIABLY LOCATED FOR THE OPEN SPACES, WORLD CLASS
EATERIES, RESTAURANTS AND BOUTIQUES OF MAYFAIR

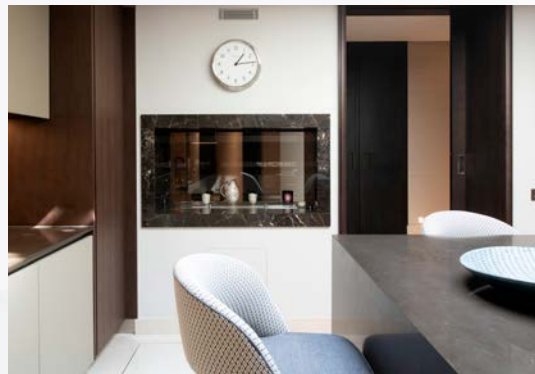


With exceptional interior design by Finchatton, the accommodation extends to approximately 3,531 sq ft and comprises a master bedroom with en suite dressing room giving stylish storage space, as well as the bathroom featuring with impressive rain shower and bath. Two further well sized bedrooms with en suite contribute to the space and stylish design. The contemporary, dual aspect reception/dining room features two arched windows overlooking South Audley Street, exceptional ceiling heights, as well as decorative lighting, making a great space for entertaining.

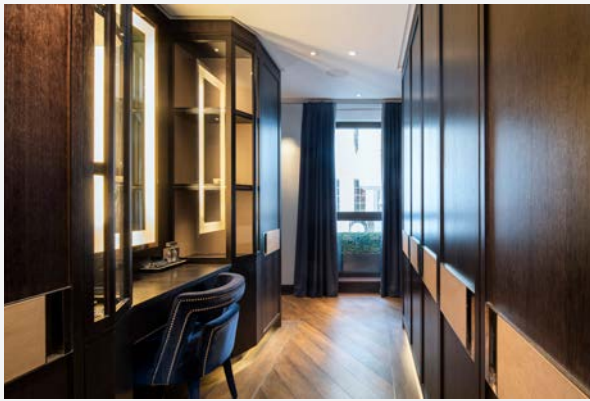




CONTEMPORARY DESIGN



The sophisticated kitchen features oak cabinetry, an integrated breakfast bar with a rooflight directly above, allowing for an abundance of natural light, that instantly creating a sense of space.



EXCEPTIONAL CEILING

HEIGHTS



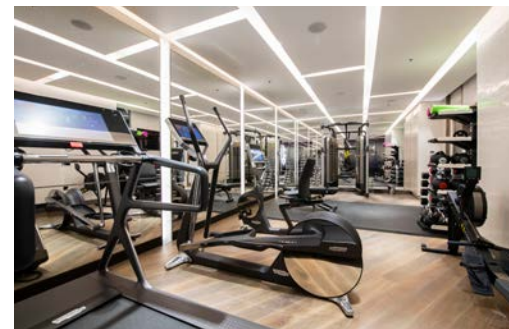
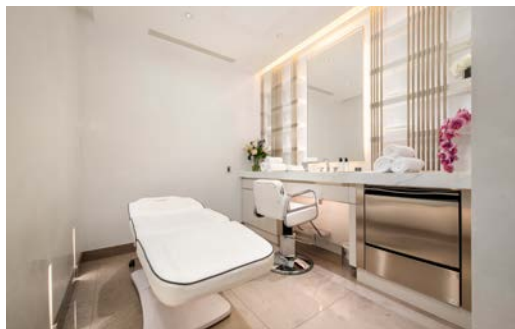
The residence facilities within the building include dedicated and secure underground parking, a luxury leisure spa featuring a spa, swimming pool, sauna, Jacuzzi, treatment room, and a gymnasium with exercise studio.

SITUATION

Surrounded by five star hotels including Claridges and the Dorchester, Mayfair further benefits from an eclectic mix of shopping districts such as Bond Street and Mount Street, as well as the green spaces of Hyde Park, Mount Street Gardens and Grosvenor Square on the doorstep.

ACCOMMODATION

- Master bedroom with dressing area and en suite
- 2 further double bedrooms with en suite
- 2 further bathrooms
- Contemporary kitchen with rooflight
 - 3 reception rooms
 - Reception/dining room
 - Utility room
- Lower ground storage unit
- Underground car parking space
- Exceptional spa and gym facilities.





Approximate Gross Internal Area
328 sq m / 3,531 sq ft



TERMS

Council Tax: Band H

Local Authority: City of Westminster

Service Charge: £78,900.66

Ground Rent: Peppercorn

Guide Price: £9,500,000



Mayfair

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