



Lancashire Court, Mayfair **WIS**

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A rare opportunity to buy the top two floors overlooking New Bond Street. Tucked away within a hidden courtyard in the historic heart of Mayfair is this fantastic two bedroom property. Arranged over two floors and well presented throughout, the property comprises a large reception room on the first floor, a separate dining room/office with French doors to the garden terrace, and a fitted kitchen.

On the top floor are the bedrooms; an impressive principal with en suite bathroom, second bedroom and shower room. Off the landing is also access to loft space and the roof garden.



Guide price: £2,250,000

Tenure: Leasehold: approximately 161 years remaining

Service charge: £2,225 per annum, reviewed annually

Ground rent: £250 per annum, reviewed annually

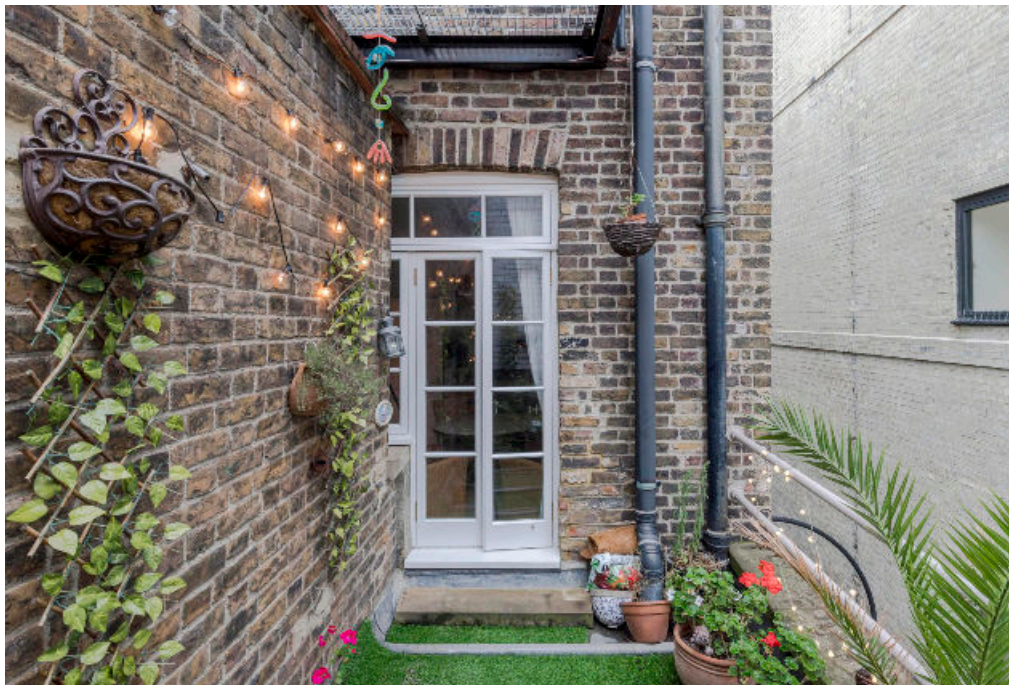
Local authority: City of Westminster

Council tax band: G

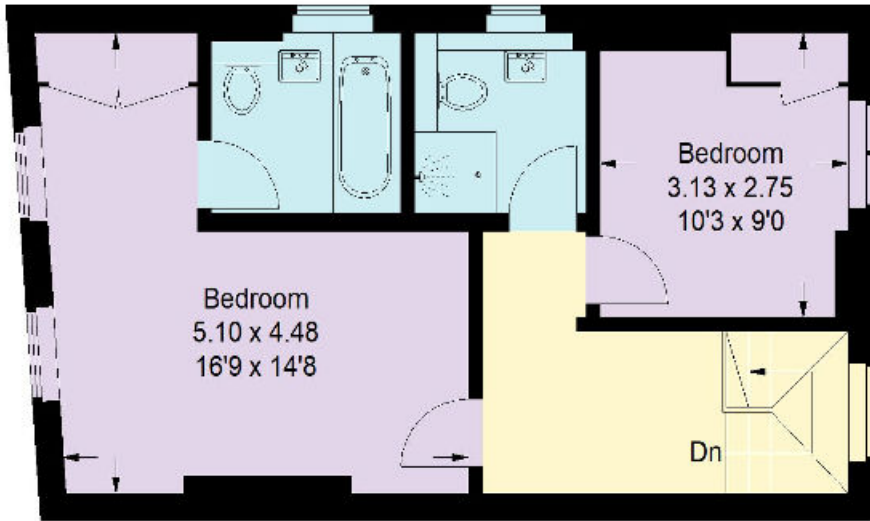


Location

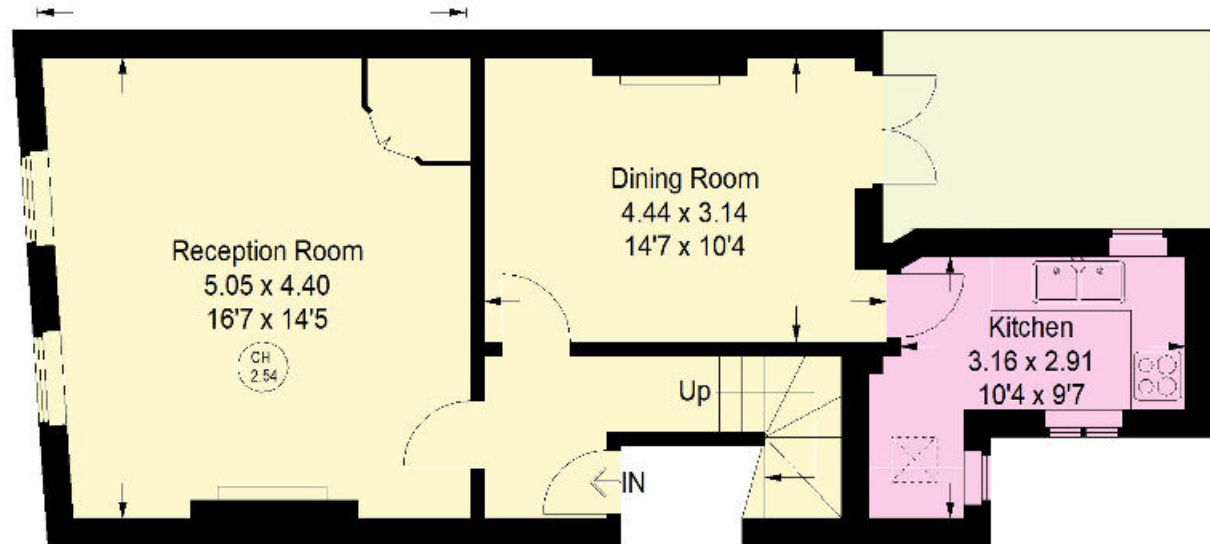
Lancashire Court is a quiet, charming location in the heart of Mayfair close to the popular Claridge's, giving easy access to boutique shops and luxury restaurants, as well as the extensive shopping available on New Bond Street and Oxford Street. Transport links include Bond Street and Oxford Street tube stations.







Third Floor



Second Floor

Approximate Gross Internal Floor Area
96.3 sq m / 1036 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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Particulars dated September 2022. Photographs and videos dated September 2022.

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