



Avery Row, Mayfair **WIK**

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# Avery Row

## Mayfair WIK

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The property which benefits from its own stand alone entrance, has been meticulously re-developed, with open plan kitchen, reception room, generous master bedroom, second bedroom and two bespoke bathrooms. It also benefits from Air conditioning throughout.

Avery Row is a secluded pedestrianised street, set back from the prestigious New Bond Street. It benefits from some of the best artisan offerings as well as being a stone's throw away from one of the world's most iconic shopping districts. Bond Street tube station is also moments away, which now benefits from the newly opened Elizabeth line, allowing transport to Heathrow airport in 30 minutes.



**Guide price:** £1,995,500

**Tenure:** Leasehold: approximately 99 years remaining

**Service charge:** £1,113 per annum, reviewed every year, next review due 2024

**Ground rent:** Peppercorn

**Local authority:** City of Westminster

**Council tax band:** F









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BLINK BROWN

BEN BROWN  
FINE ARTS

GARAGE ENTRANCE  
NO PARKING  
24 HOUR ACCESS  
REQUIRED



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.

**Avery Row, W1K**  
Approximate Floor Area = 81.9 sq m / 881 sq ft  
Including Limited Use Area (0.4 sq m / 4 sq ft)



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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 December 2023. Photographs and videos dated December 2023.

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