



Balfour Place, Mayfair, London **WIK**

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# Location

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This beautiful apartment is situated on Balfour Place, in the heart of Mayfair Village, and is one of the most desirable locations in the area. Mayfair is London's oldest and most renowned district, and the property is perfectly located for the designer boutiques, private members' clubs, galleries, and exclusive restaurants that Mayfair has to offer, including Scott's, George and Annabel's.

The apartment is moments away from green spaces including Grosvenor Square, Hyde Park and Mount Street Gardens. Excellent local transport links include underground connections from Green Park (Jubilee, Victoria, and Piccadilly lines) and Bond Street (Central, Jubilee, and Elizabeth lines).



**Asking price:** £4,000,000

**Tenure:** Leasehold: approximately 105 years remaining

**Service charge:** £9,327 per annum, reviewed every year, next review due 2025

**Ground rent:** Peppercorn

**Local authority:** City of Westminster



This stunning two bedroom duplex apartment is offered on a long lease. It provides 1,954 square feet of accommodation, with a private garden to the rear. Set within a charming period red brick building, this luxurious apartment has been beautifully interior designed throughout.

The upper floor of the duplex boasts good natural light, high ceilings and generous entertaining space, with a large open plan family kitchen overlooking the patio garden to the rear.

The lower ground floor consists of two bedroom suites, with the principal benefiting from a walk-in wardrobe as well as doors opening onto the private garden which is ideal for entertaining all year round.

This is the perfect pied-a-terre in the heart of Mayfair, offering access to the world class amenities, restaurants and shops that the area has to offer.

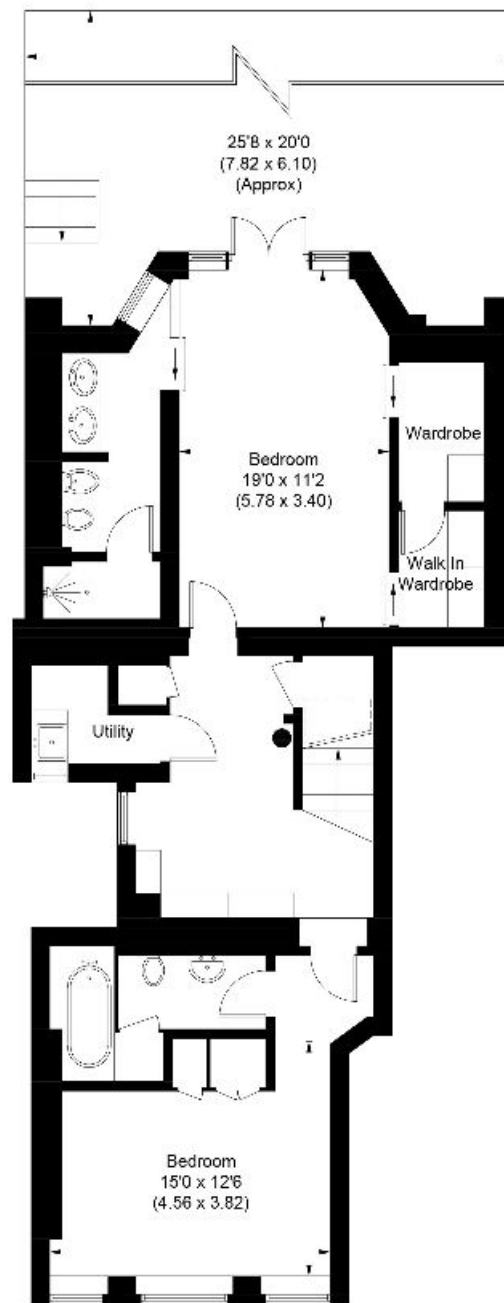




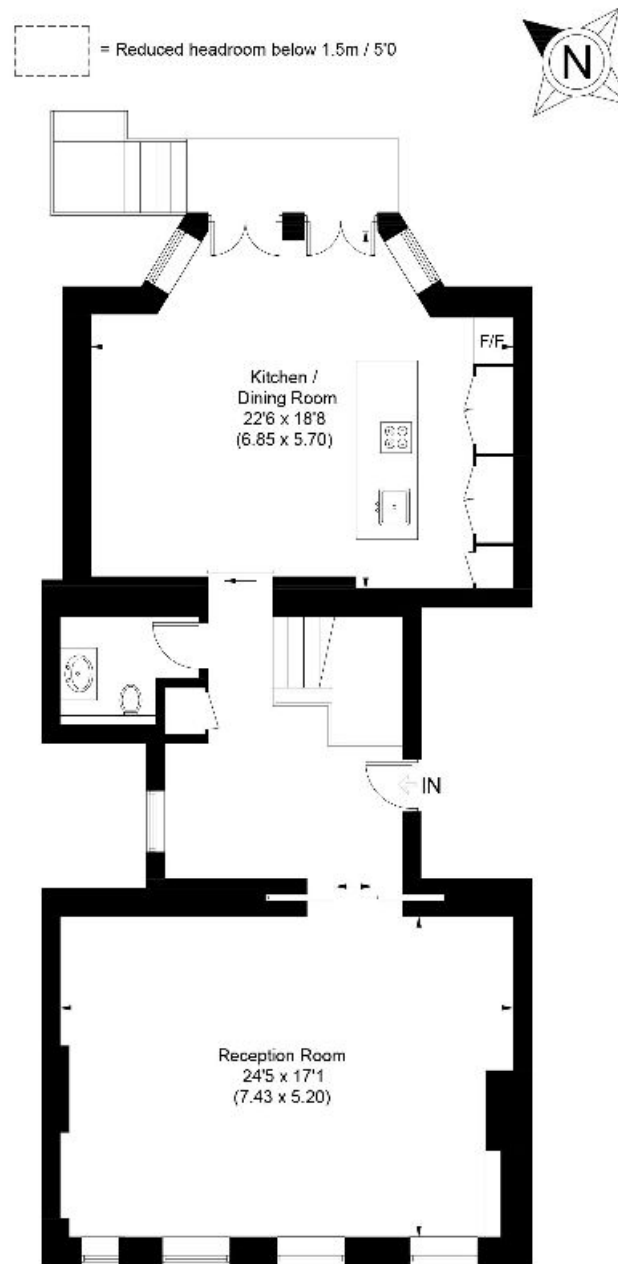


**Approximate Gross Internal Floor Area  
181.5 sq m / 1,954 sq ft**

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.



Lower Ground Floor



Ground Floor



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Particulars dated March 2024. Photographs and videos dated March 2024.

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