

Brooks Mews, Mayfair **WIK**



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Finished to an excellent standard, this property comprises a spacious hallway with a guest cloakroom, a large reception room with a separate dining area, and a fully equipped kitchen with modern appliances. In addition to this, the apartment has a north west facing balcony. The generously sized bedroom benefits from fitted storage and an en suite bathroom. With its prime location in the heart of Mayfair, Brooks Mews is situated just a stone's throw away from the prestigious Bond Street, one of the world's most iconic shopping districts. Bond Street tube station is also moments away which benefits from the Piccadilly, Jubilee and Elizabeth lines.

Sinking fund: £7,875.00 for lift repairs for the year 24/25.



Guide price: £1,575,000

Tenure: Leasehold: approximately 128 years remaining

Service charge: £6,482.80 per annum, reviewed every year, plus £7,875 for lift repairs in 24/25, next review due 2025

Ground rent: Peppercorn

Local authority: City of Westminster

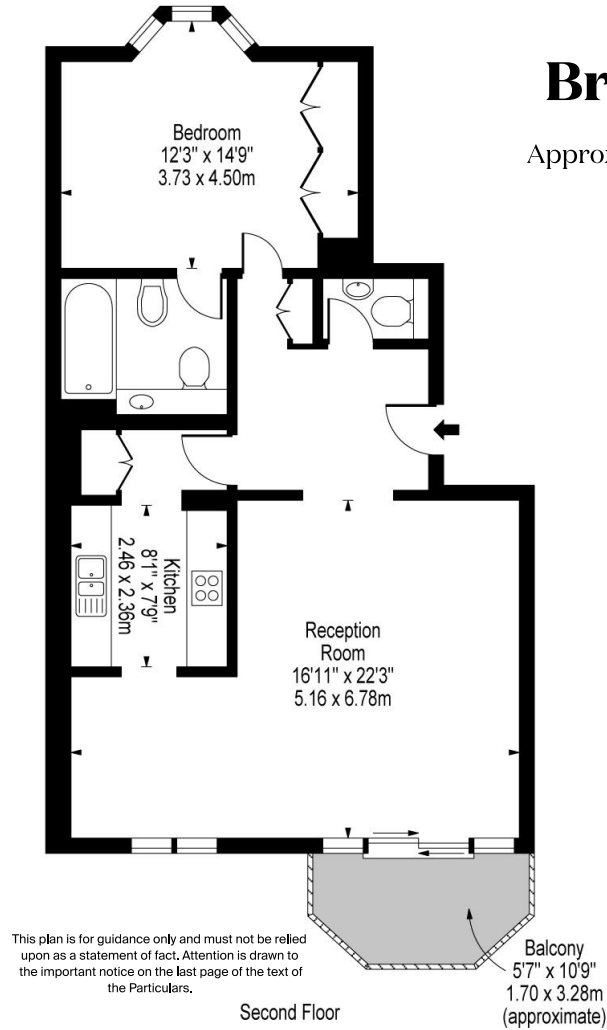
Council tax band: G





Brooks Mews, W1K

Approximate Floor Area 735 sq ft / 68.28 sq m



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.

Knight Frank

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I 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 April 2024. Photographs and videos dated April 2023.

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