



South Audley Street, Mayfair **WIK**



Sophisticated apartment in the heart of Mayfair

Well-positioned in central Mayfair, this apartment spans 1,463 sq ft over the third and fourth floors of this superb purpose-built corner building. Entering on the third floor, the welcoming hallway leads into the modern eat-in kitchen and separate reception room which both provide ample room for entertaining. The apartment is flooded with natural light by the large skylight positioned in the centre of the property.

The internal staircase connects the living areas to the fourth floor where the principal bedroom and guest bedroom are situated. The principal bedroom provides ample storage and benefits from generous light as well as air conditioning.



Guide price: £2,295,000

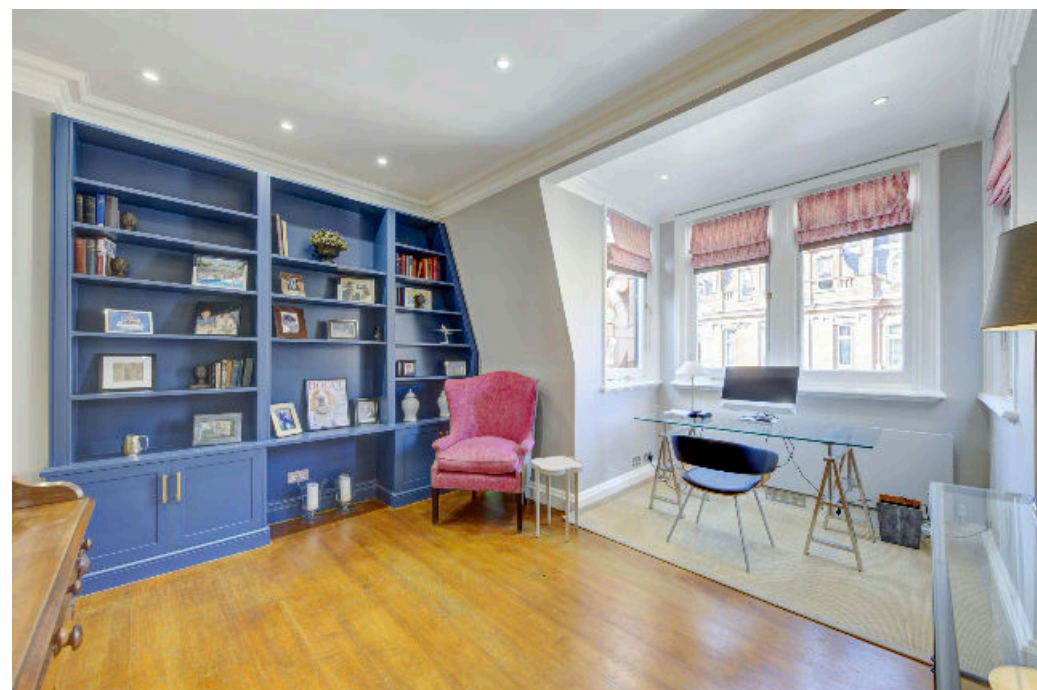
Tenure: Leasehold: approximately 107 years remaining

Service charge: £5,000 per annum, reviewed every year, next review due 2025

Ground rent: Peppercorn

Local authority: City of Westminster

Council tax band: F

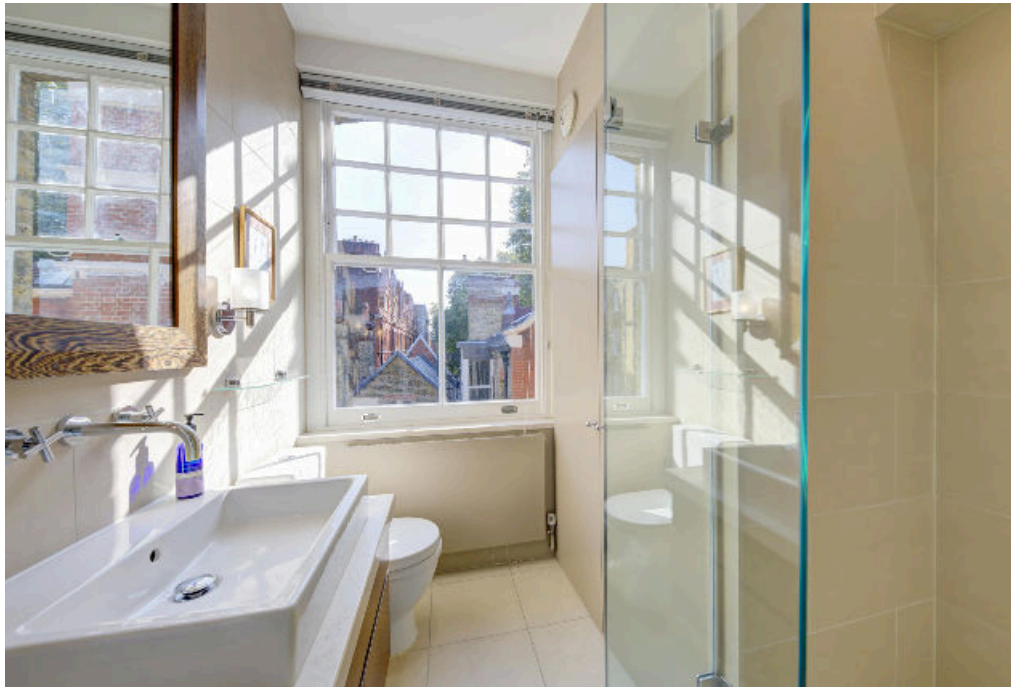


The second bedroom is situated across the hallway, and makes the perfect guest bedroom. A spacious and well-presented bathroom with the benefit of a separate bath and shower is perfectly positioned to serve both bedrooms, and the second shower room also serves well as the guest WC, adjacent to the reception room.

Location

South Audley Street runs from Grosvenor Square down to Curzon Street, crossing the world-renowned Mount Street which is lined with a mix of luxury boutiques, high-end restaurants and exclusive private clubs. The property is situated between iconic bars and restaurants such as Harry's Bar and George, and is positioned in a quiet enclave next to Grosvenor Chapel. Excellent nearby transport links include Bond Street Station (0.3 miles) providing access to Central and Jubilee lines, as well as easy access to Heathrow on the Elizabeth Line, and Green Park Station (0.5 miles) with access to the Victoria, Piccadilly and Jubilee lines.





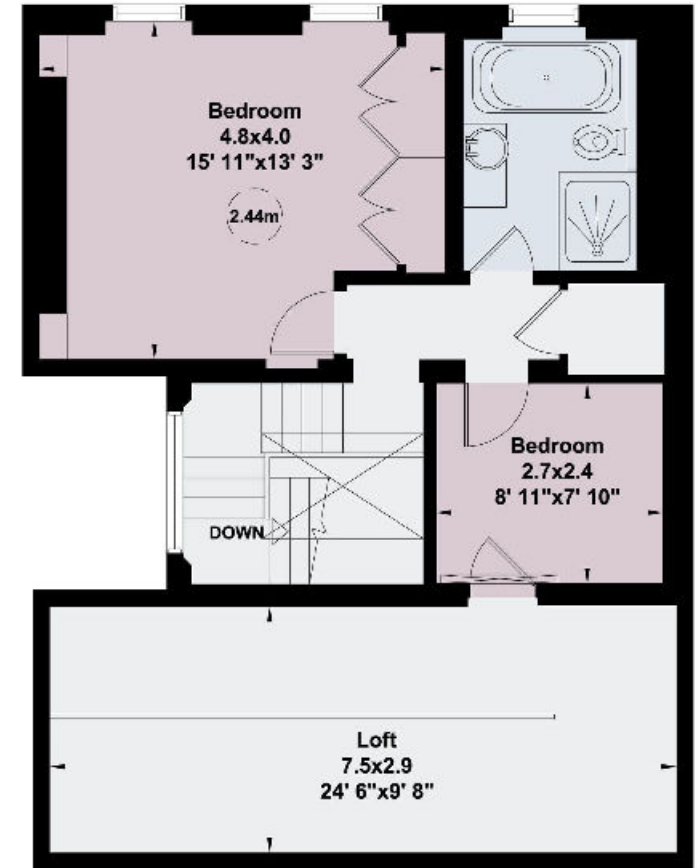
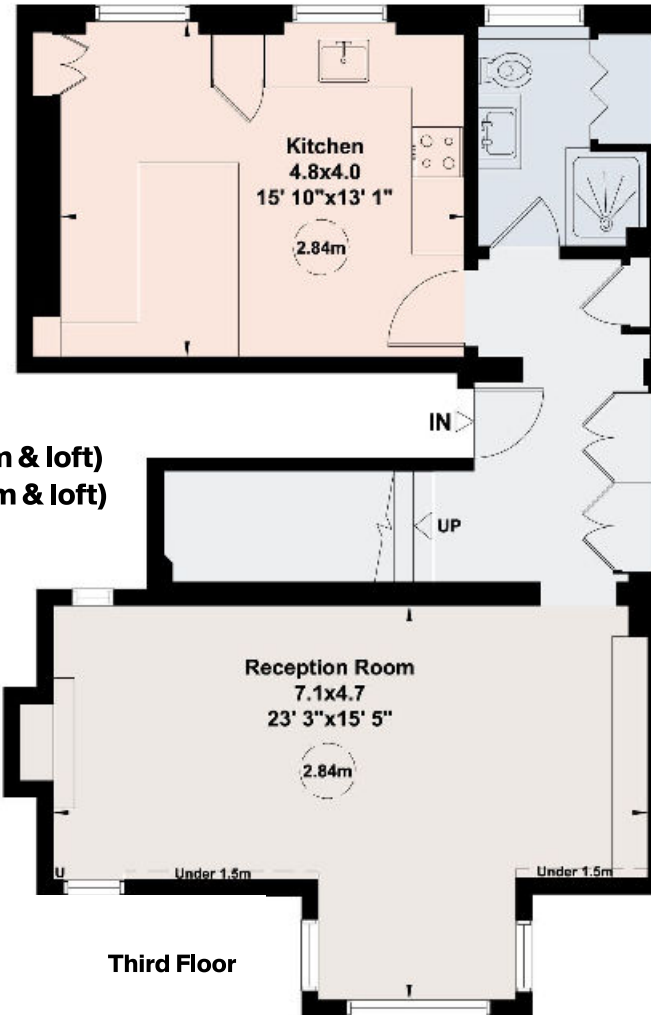


SOUTH
AUBREY STREET
W

BREWONT

GEORGE

GEORGE



Approximate Gross Internal Floor Area
136 sq m / 1,463 sq ft (including under 1.5m & loft)
112 sq m / 1,205 sq ft (excluding under 1.5m & loft)

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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