



South Street, Mayfair, W1





### **The Building**

A beautifully presented 4 bedroom apartment of 2,627 Square feet on the fourth floor of a period, purpose built apartment block directly overlooking the hidden Mount Street Gardens.

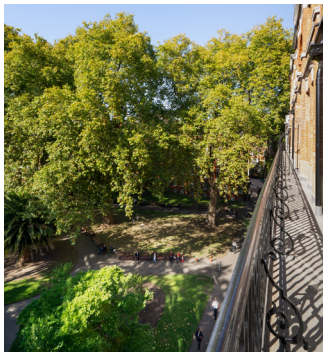
The Mount Street Gardens are a tranquil space, initially created in 1889 and have been enjoyed by Mayfair residents and the local business community as a central location in which to meet and relax ever since.















## The Apartment

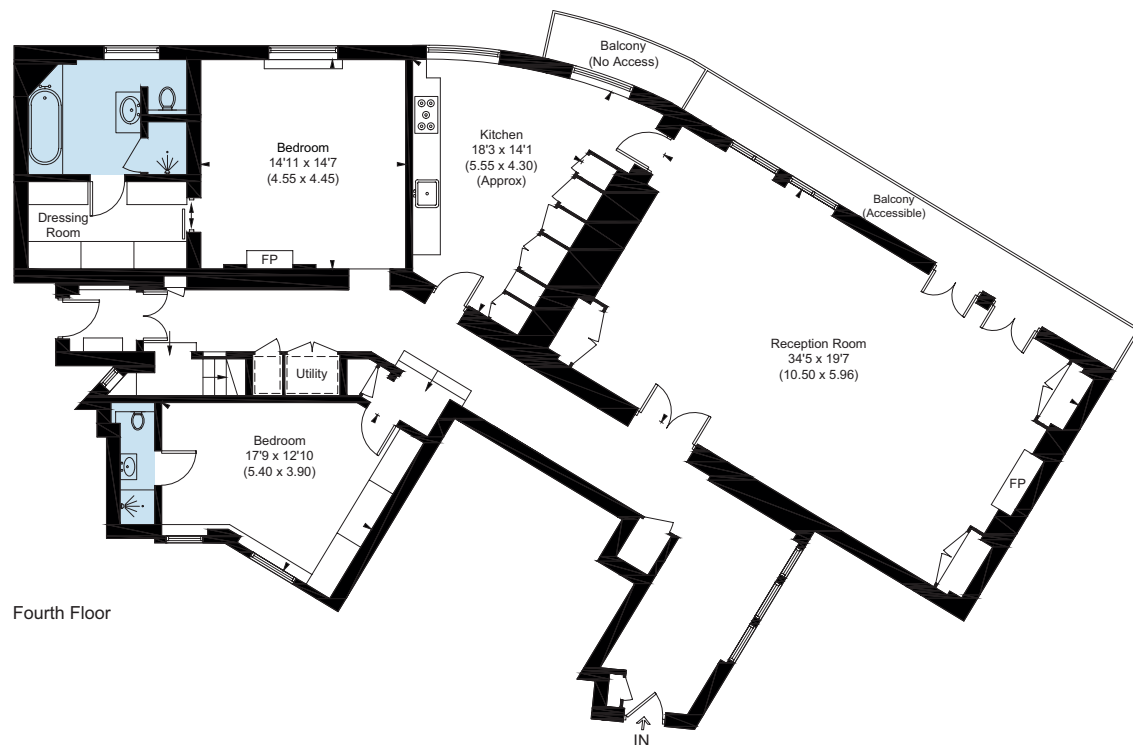
51 South Street is often regarded as one of the most sought-after buildings in Mayfair, with particular focus on the rarely available apartments overlooking the serene Mount Street Gardens. This apartment is well proportioned and has impressive ceiling heights throughout as well as full height French windows opening on to a decorative balcony onto a view which would have changed little in over a century.

Garden views can be taken in from the double reception room, principle bedroom suite and guest bedroom ensuring plenty of natural light throughout. 2 further bedroom suites can be found over the upper floor of the apartment. Additionally the apartment has the benefit of a self-contained 'staff' apartment within the building as well as a useful storage room.

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## 18, 51 South Street, Mayfair, W1

Approximate Gross Internal Area: 244.1 sq m / 2,627 sq ft (Excluding Reduced Head Room)  
Reduced Head Room: 2.3 sq m / 25 sq ft. Total: 246.4 sq m / 2,652 sq ft

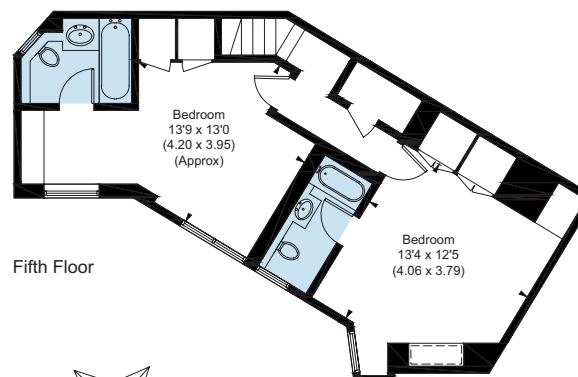


### ACCOMMODATION

- Entrance Hall
- Master Bedroom suite with dressing room
- 3 further ensuite bedrooms
- Double Reception Room
- Views over Mount Street Gardens
- Kitchen
- Separate staff apartment
- Storage room
- Passenger Lift
- 24 Hour Uniformed Porter

**Asking Price:** £8,950,000  
**Lease:** Approx. 990 Years  
**Service Charge:** £29,435.84 p/a  
**Sinking Fund:** £7,464.48 p/a

— = Reduced headroom below 1.5m / 5'0



Fifth Floor



### Floorplans:

Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).

### JOINT AGENTS



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