



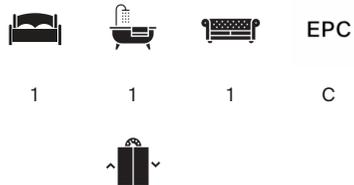
## SHEPHERDS HOUSE

Mayfair W1K



# COMFORT AND CONVENIENCE IN THE HEART OF LONDON

A bright and well-proportioned one-bedroom apartment  
for sale, set on the third floor in the heart of W1K.



Local Authority: City of Westminster

Council Tax band: G

Tenure: Leasehold, approximately 125 years remaining

Ground rent: Peppercorn

Service charge: £2,924.84 per annum, reviewed annually

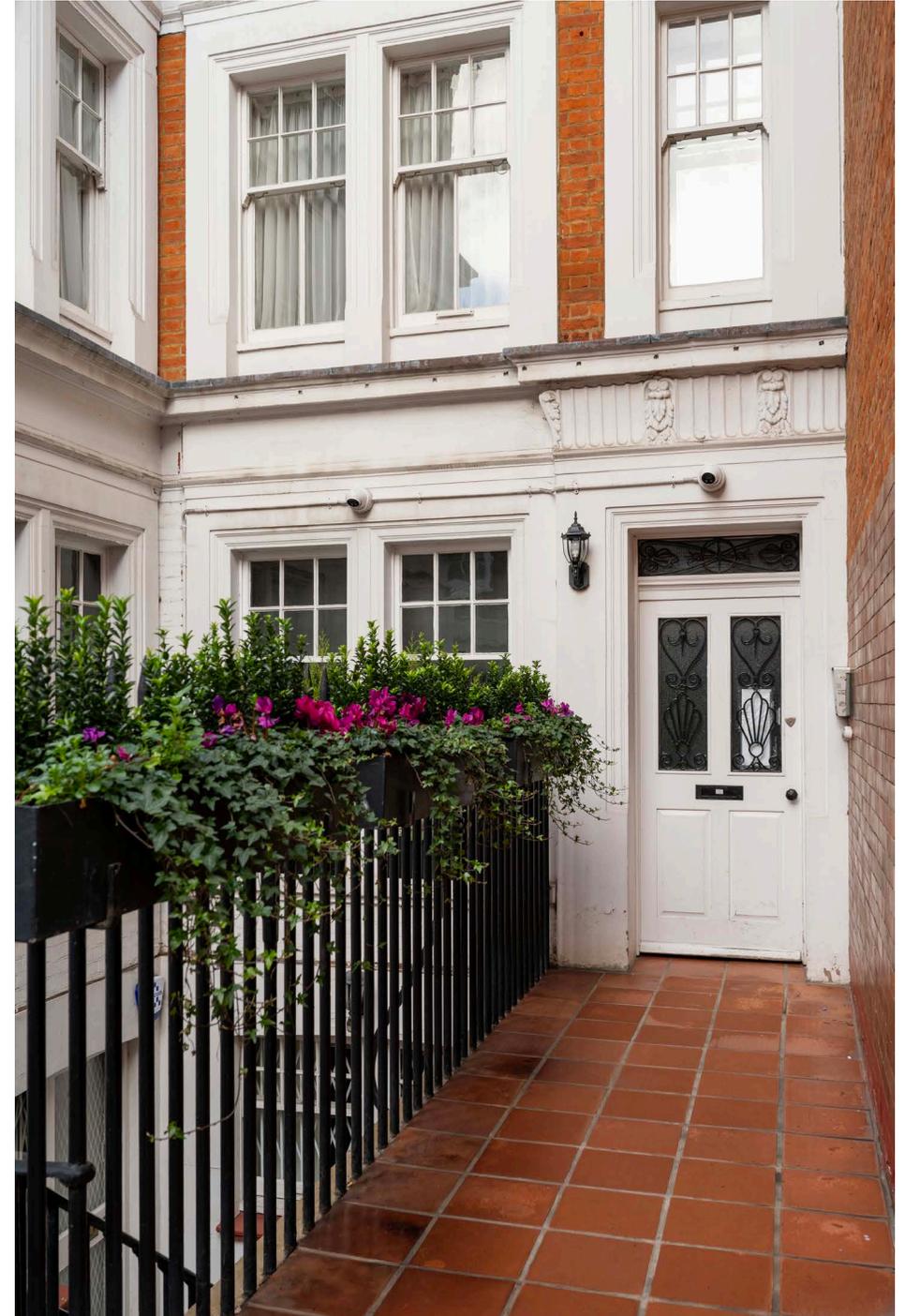
**Guide price: £975,000**



## SHEPHERDS HOUSE, MAYFAIR WIK

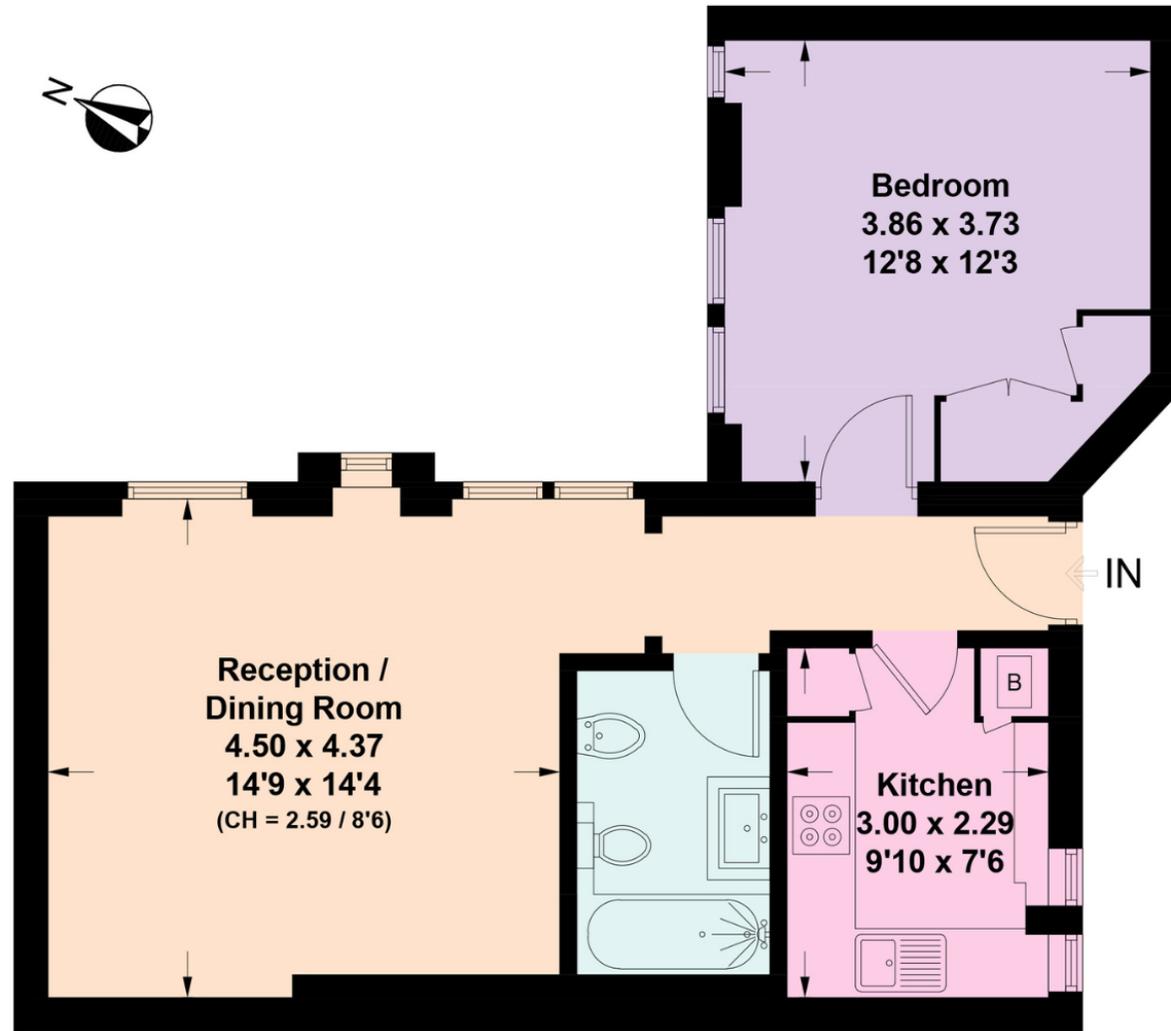
This attractive one bedroom, one bathroom flat offers approximately 560 sq ft of well-planned living space on the third floor of a well-maintained building. The property features a light and bright reception room, filled with natural light and ideal for everyday living and entertaining. The bedroom is generously sized, complemented by a neatly finished bathroom. The property also benefits from a lift. Located in this highly sought-after central London postcode, the flat benefits from excellent access to shops, restaurants and transport links.

Lees Place is ideally positioned in the heart of Mayfair, offering excellent access to some of London's premier shopping destinations such as New Bond Street, Oxford Street and Regent Street. For public transport, Oxford Circus and Bond Street underground stations are conveniently located, providing seamless connections across London.









### Third Floor

Approximate Gross Internal Area = 52 sq m / 560 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted  
to tell you more.

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