



## MADDOX STREET

Mayfair W1S



# LUXURIOUS LIVING IN MAYFAIR

A bright and stylish fourth-floor one-bedroom flat with air conditioning, lift access and charming Juliette balconies.



Local Authority: City of Westminster

Council Tax band: F

Tenure: Leasehold, approximately 985 years remaining

Ground rent: £350 per annum, reviewed every year, next review due 2027

Service charge: £6,300 per annum, reviewed every year, next review due 2027

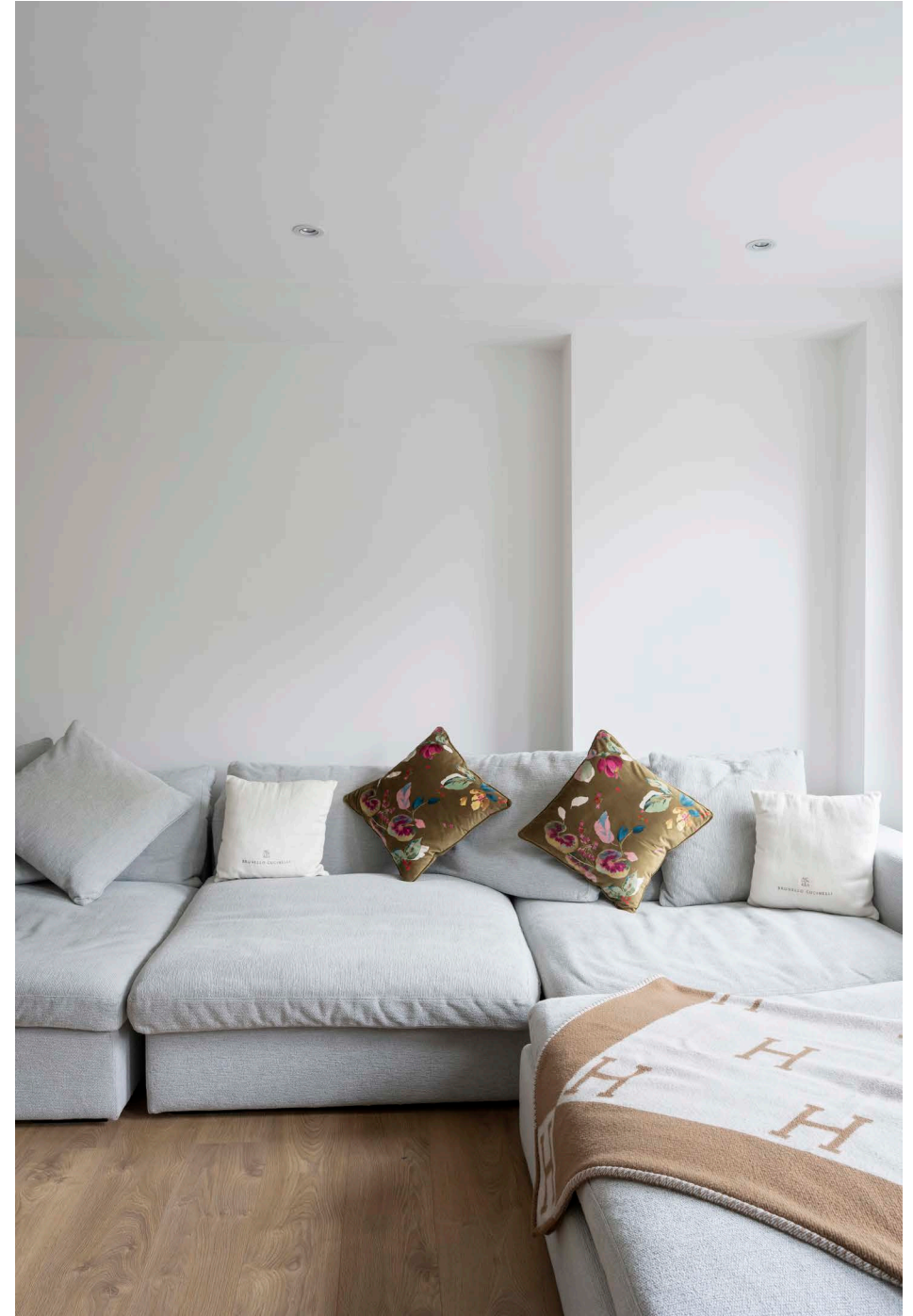
**Guide price £1,300,000**



## MADDOX STREET, MAYFAIR W1S

This beautifully presented fourth-floor lateral flat offers 672 sq ft of bright, modern living space. The well-proportioned one-bedroom layout includes a generous reception room filled with natural light. The spacious bedroom is enhanced by Juliette balconies that bring the outdoors in. The property features a contemporary bathroom and a sleek kitchen, all maintained to a high standard. Comfort is prioritised with full air conditioning, while a lift provides effortless access throughout the building. Ideal for a first-time buyer, pied-à-terre, or investment, this stylish home combines convenience and elegance in a desirable setting.

This property enjoys a prime Mayfair address surrounded by luxury boutiques, acclaimed dining, and cultural landmarks. With excellent transport links, green spaces nearby, and an exclusive neighbourhood atmosphere, it offers an exceptional blend of convenience, sophistication, and central London living.








POLLEN STREET W1  
CITY OF WESTMINSTER

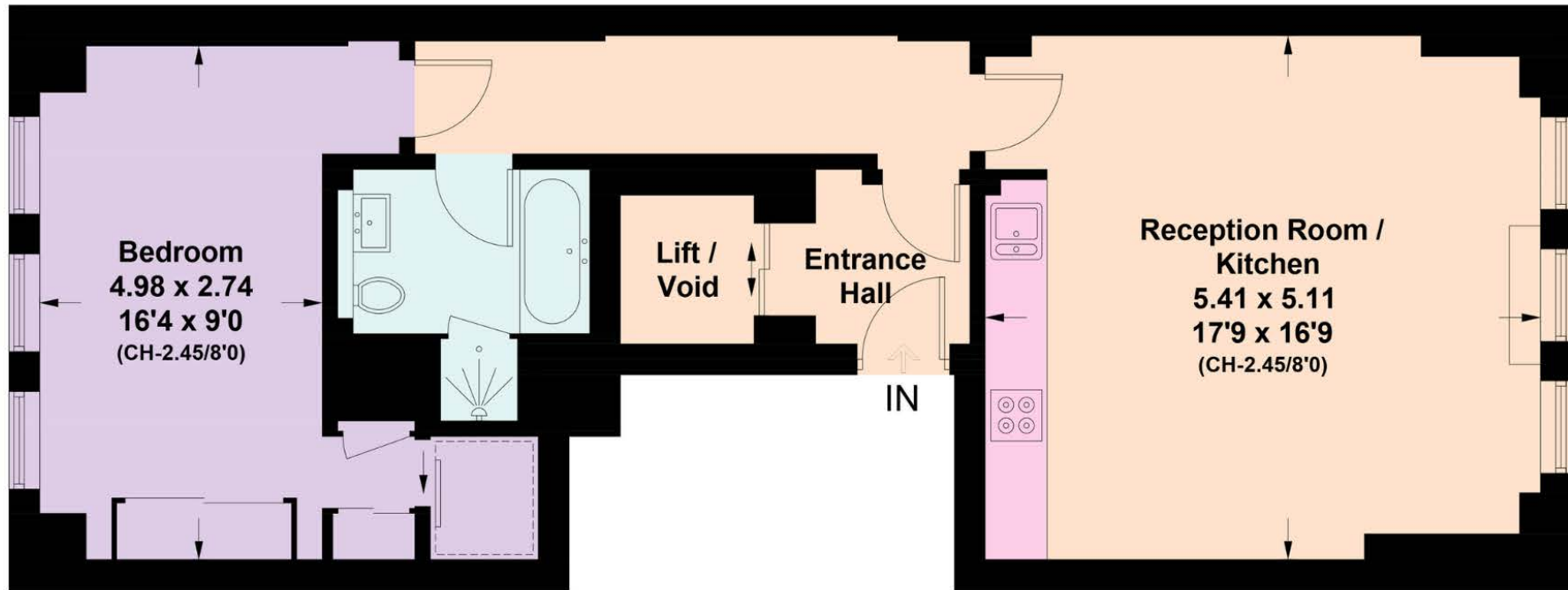
KANISHKA  
KANISHKA BY ATUL KOCHHAR

L'EXPRE COFFEE

Pedestrian and cycle Zone ENDS

METRO BREAKFAST

 = Reduced head height below 1.5m



### Fourth Floor

(Excluding Lift / Void)  
Approximate Gross Internal Area = 62.4 sq m / 672 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.

**Kimberley Pratt**  
020 3892 3578  
kimberley.pratt@knightfrank.com

**Knight Frank Mayfair**  
44 South Audley Street  
W1K 2PX

[knightfrank.co.uk](https://www.knightfrank.co.uk)

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. 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. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated February 2026. Photographs and videos dated February 2026. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.