

MAYFAIR LIVING



GROSVENOR

ERSKINE HOUSE, 59 DAVIES STREET

Built between 1824 - 1827, this terrace of four late Georgian houses was converted by Grosvenor in 2003 into 11 residential apartments.



All the apartments have access to a private communal garden. The Grosvenor managed block has the benefit of modern services throughout and a passenger lift.



Grosvenor is offering Flat C, a ground and lower ground floor maisonette on a new 20 year lease. The maisonette is well proportioned with a reception room, kitchen, bedroom and large bathroom on the ground floor with stairs leading to a master bedroom with en suite bathroom.

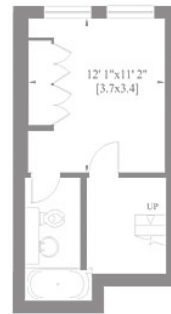
Located on Davies Street, Erskine House is ideally located in central Mayfair close to Bond Street underground station and Oxford street amenities.



GROSVENOR

Amenities & local area

Centred on the elegant green spaces of Grosvenor and Berkeley Squares, Mayfair combines convenience with luxury and a surprising degree of tranquillity. Bordered by Oxford Street, Hyde Park, Green Park and Bond Street, Mayfair is centrally located in the heart of London's vibrant West End. It is a cosmopolitan mix of luxury offices, 5 star hotels, small specialist and international retailers, plus the prestigious apartments and houses for which the area is justly famed. Many of these finest properties are sensitively modernised historic buildings. The majority have retained their gracious Georgian facades whilst incorporating the top quality design that brings the comforts of modern living.



LOWER GROUND FLOOR



GROUND FLOOR

Terms

Tenure: A new Grosvenor lease of 20 years
Ground Rent: £500 per annum
Service Charge: 10.97% of total outgoings
Price: £425,000

Floor area

Approximate floor area: 1,162 sq ft, 108 m², plus additional storage space.

Grosvenor service

As one of our residents you will benefit from an individual property manager assigned specifically to your property and access to a 24-hour helpline with dedicated team in the Grosvenor Service Centre. As you'd expect from a landlord of 300 years' standing; responsive, highly professional maintenance is high on our agenda.

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59 DAVIES STREET, W1

Local Transport includes Bond Street Underground Station with access to Central and Jubilee lines. There are also many bus routes running through Davies Street and the surrounding areas.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		60	63
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact Rating (CO ₂)		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		60	61
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Disclaimer: IMPORTANT: These particulars are prepared for the guidance only of prospective tenants and occupants. They are intended to give a fair and overall description of the property but are not intended to constitute part of an offer or contract. Any information contained herein (whether in text, plans or photographs) is given in good faith but should not be relied upon as a statement or representation of fact. Any areas, measurements or distances referred to herein are approximate only. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of a statement of fact. Neither Grosvenor nor any of its employees have any authority to make or give any warranty whatever in relation to this property. All applicants should make their own detailed enquiries regarding any property, the fixtures and fittings and the surrounding area. Grosvenor and their employees have no liability if an applicant misunderstands any details, fails to make adequate enquiry or suffers any loss due to any differences between the property viewed and the premises that form part of the contract upon completion.

CARTER JONAS

Mayfair & St James's

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WETHERELL

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