



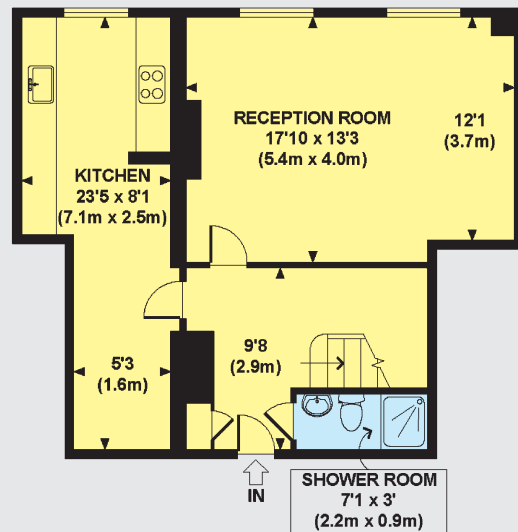
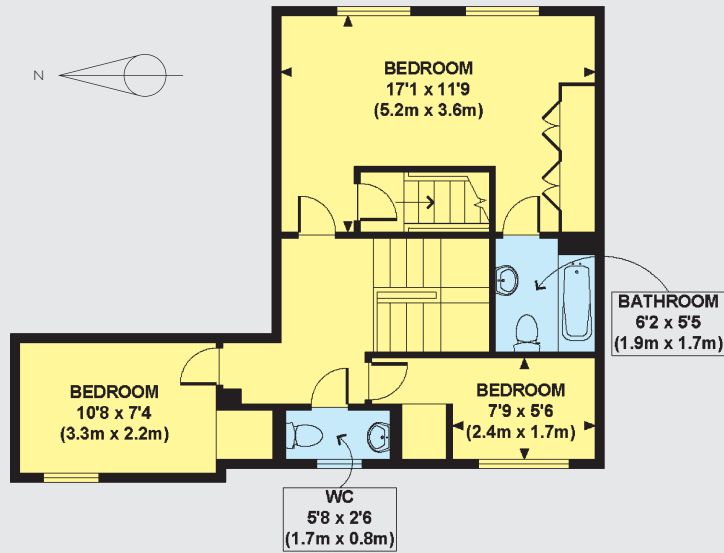
# ERSKINE HOUSE

## MAYFAIR W1



A WONDERFUL THREE BEDROOM DUPLEX APARTMENT OF 1,026 SQUARE FEET  
WITH ACCESS TO A BEAUTIFUL COMMUNAL SECLUDED GARDEN

Approximate Gross Internal Area  
1,026 Square Feet (95 Square Metres)



A Wonderful three Bedroom duplex apartment of 1,026 square feet with access to a beautiful communal secluded garden. Built between 1824-1827, a terrace of late Georgian house's was converted by Grosvenor in 2003 into 11 residential apartments, all of which have access to a communal garden, and the block has the benefit of modern services throughout, passenger lift and caretaker services.

Erskine House is located towards the North end of Davies Street, which is well located for the boutique shops and world-renowned restaurants of Mayfair.

#### ACCOMMODATION

- Large Entrance Hallway
- Double Reception Room
- Kitchen/Breakfast Room
- Guest Cloakroom
- Shower Room
- Stairs leading to 4th Floor
- Master Bedroom with En Suite Bathroom
- Double Bedroom
- Single Bedroom
- Cloakroom
- Basement Storage

#### TERMS

**Lease Length:** 14 Years Remaining

**Note:** As the original term was 20 years, this lease is not eligible for a lease extension under the 1993 housing and urban development act for leasehold reform

**Service Charge:** Approximately £1,321.29 per quarter.

**Ground Rent:** £500 Per Annum

**Price:** £500,000

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Sole Agent



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NO-ONE KNOWS MAYFAIR BETTER THAN WETHERELL