



BOURDON STREET

MAYFAIR W1



A WONDERFUL THREE BEDROOM TRIPLEX APARTMENT JUST OFF BERKELEY SQUARE OFFERING A PRIVATE ROOF TERRACE, A 999 YEAR LEASE AND A SHARE OF FREEHOLD, WITH A DOUBLE LENGTH PRIVATE GARAGE.



This is a wonderful apartment that would lend itself well to family living with three double En-Suite Bedrooms, a modern open plan Kitchen/Dining Room and a Study across the Hall that could easily double up as a formal Dining Room with its own private Terrace. The Reception Room is large and spans the entire width of the building with three windows across allowing for good natural light throughout.

Bourdon Street is in the heart of the trendy 'Lanes of Mayfair' and has become a centre for contemporary art with the addition of the new Phillips Auction House and the Gagosian Gallery. Alongside this there has been extensive Public Realm works to pavements, street furniture, planting and public art.

ACCOMMODATION

- Entrance Hall
- Reception Room
- Kitchen/Dining Room
- Study
- Master Bedroom with En-Suite Bathroom
- Family Bathroom
- Second Bedroom with En-Suite Bathroom
- South-Facing Terrace
- Third Bedroom with En-Suite Bathroom
- Roof Terrace
- Garage
- 1,637 Square Feet
- EPC Band: C

TERMS

Lease Length: 999 Years remaining plus a Share of Freehold
 Service Charge: TBC
 Ground Rent: Peppercorn
 Price: £4,250,000

Wetherell have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and Wetherell have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Energy Efficiency Rating: Band C. October 2017



Sole Agent



102 Mount Street · London · W1K 2TH
 T: 020 7529 5566 E: sales@wetherell.co.uk
 wetherell.co.uk

NO-ONE KNOWS MAYFAIR BETTER THAN WETHERELL