



# MOUNT STREET

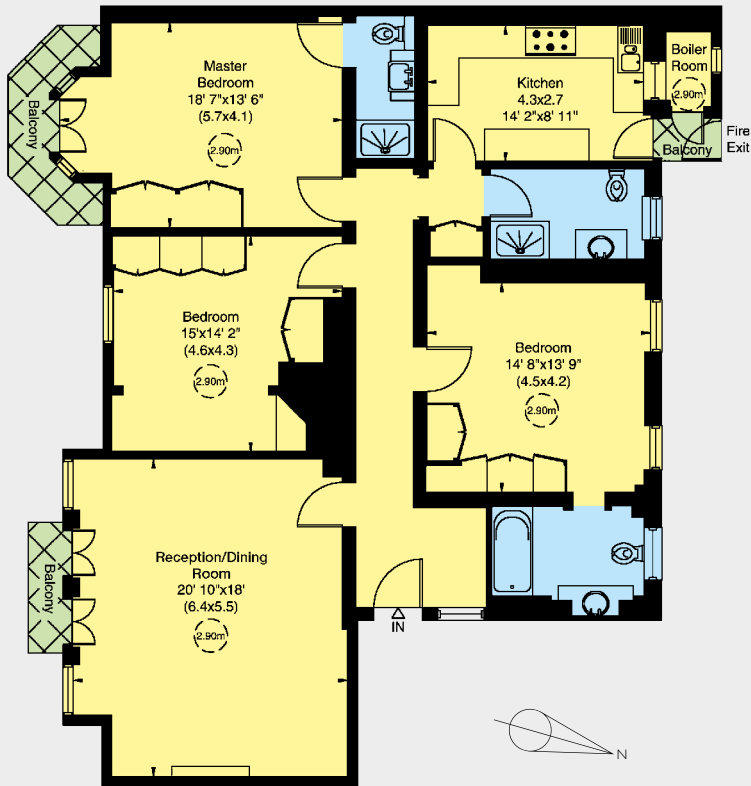
MAYFAIR W1



A SOUTH FACING THREE BEDROOM TOP FLOOR APARTMENT WITH WONDERFUL VIEWS ALONG MOUNT STREET, BENEFITING FROM A LONG LEASE, A LIFT AND A PORTER.



Approximate Gross Internal Area  
1,599 Square Feet (149 Square Metres) Including Boiler Room  
1,584 Square Feet (147 Square Metres) Excluding Boiler Room



FOURTH FLOOR

In the heart of the Mayfair Village this elegant apartment offers three large double Bedrooms. The bright double Reception/Dining Room and Master Suite take full advantage of the fantastic views offered from Juliet balconies, whilst the separate family Kitchen is well situated at the rear of the apartment. There are two further double Bedrooms with the second benefiting from a large En-Suite Bathroom. With good ceiling heights throughout this is a fine example of a classic Mayfair apartment ideal for a young family or Pied-à-Terre.

Situated between Park Lane and South Audley Street, this apartment is wonderfully placed to enjoy all that Mayfair has to offer, from the boutique shops on Mount Street to the open spaces of Hyde Park.

#### ACCOMMODATION

- Reception/Dining Room
- Kitchen
- Master Bedroom with En-Suite Bathroom
- Second Bedroom with En-Suite Bathroom
- Guest Bedroom
- Shower Room
- Balconies
- Lift
- Porter
- 1,599 Square Feet
- EPC Band: E

#### TERMS

**Lease Length:** Approximately 107 Years Remaining

**Service Charge:** Approximately £4,720 Per Annum

**Ground Rent:** Approximately £128 Per Annum

**Insurance:** £2,711.67 Per Annum

**Price:** £4,700,000

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Multiple Agent



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