

2, 18 MOUNT STREET

MAYFAIR • W1K



2, 18 MOUNT STREET

MAYFAIR • W1K

*A well-proportioned three bedroom apartment
situated in the heart of the Mayfair village*

Master bedroom suite
2 additional double bedrooms
Family bathroom
Hallway
Reception room
Dining room
Kitchen
Lift access

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.





2, 18 MOUNT STREET

MAYFAIR • W1K

A well-proportioned three bedroom apartment situated in the heart of the Mayfair village.

Set on the second floor of a handsome period building, this apartment of 2,303 sq ft has been beautifully refurbished to create the ideal Mayfair home.

Located next to legendary Mount Street tenant Scott's and newcomer Dior, the property is perfectly positioned to take advantage of Mayfair's boutique shops, upmarket restaurants and 5* hotels.

The apartment comprises a generous 22 ft reception room with a south west facing aspect overlooking Mount Street, plus a separate formal dining room and adjoining kitchen.

This lateral apartment also benefits from a spacious master bedroom suite complete with en suite bathroom and a large dressing room, plus two separate double bedrooms and a family bathroom.

18 Mount Street further benefits from impressive ceiling heights throughout, two entrances and lift access..



Entertainment: 18 Mount Street is ideally located for the culinary delights of restaurants such as 34 and the Michelin starred Helene Darroze at the Connaught, as well as hotels such as Claridges and The Dorchester and private members' clubs Harry's and George to name but a few.



Walking: The apartment is situated close to the beautiful Mount Street gardens, prestigious Grosvenor Square and the open spaces of Hyde Park.



Trains: Marble Arch and Bond Street tube stations are both approximately 0.4 miles away, offering access to the Central and Jubilee lines.



Airports: London City (10 miles), Heathrow (16 miles) and Gatwick (28 miles) all offer national and international connections.



SITUATION

London is one of the world's most desirable cities, with an array of fine restaurants, boutiques, galleries and cultural landmarks. In its most exclusive borough, Mayfair, lies Mount Street. Over recent years, this intimate shopping area has attracted the world's best luxury brands, discreet members' clubs and 5* hotels.

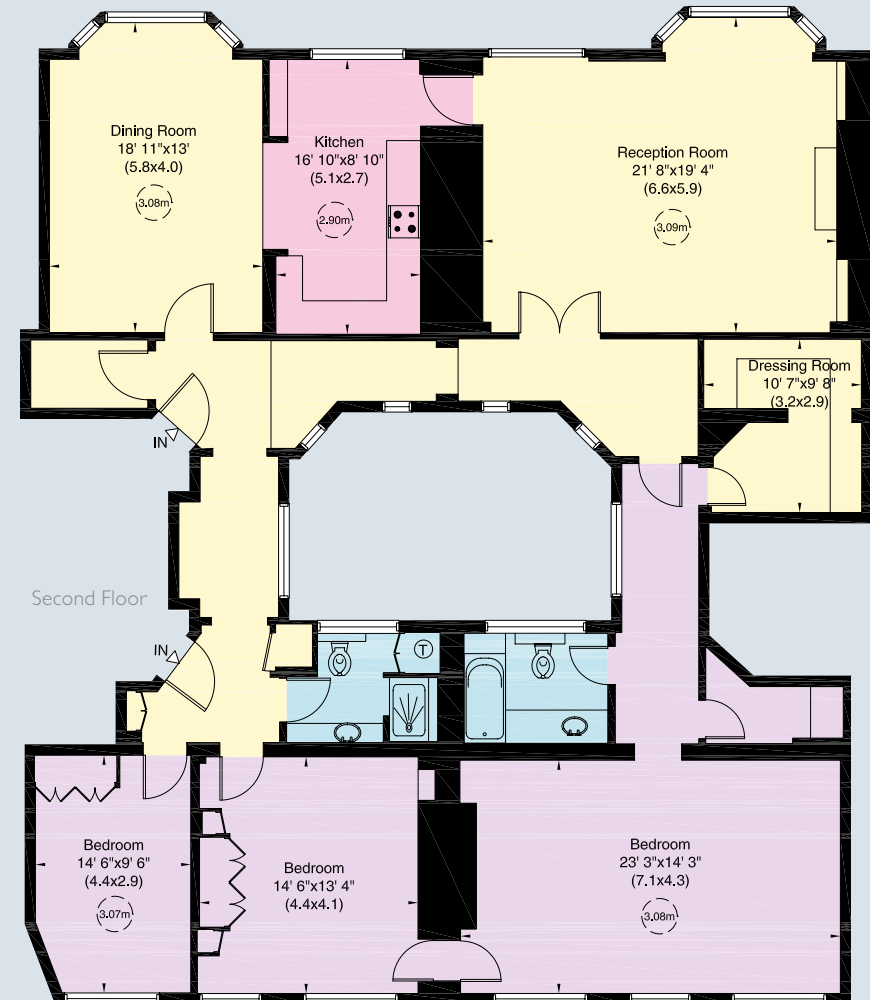
TERMS

Tenure: Leasehold - approximately 112 years remaining

Local Authority: City of Westminster

Guide Price: £6,950,000

Approximate Gross Internal Area:
214 sq m / 2,303 sq ft



020 7499 1012
120a Mount Street
Mayfair, London W1K 3NN
mayfair@knightfrank.com

KnightFrank.co.uk



Important Notice

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP 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 the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. 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. None of the services or appliances have been tested and no warranty is given or is to be implied that they are in working order. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. Particulars dated July 2015. Photographs dated July 2015.

Knight Frank LLP is a limited liability partnership registered in England with registered number OC305934. Our registered office is 55 Baker Street, London, W1U 8AN, where you may look at a list of members' names.