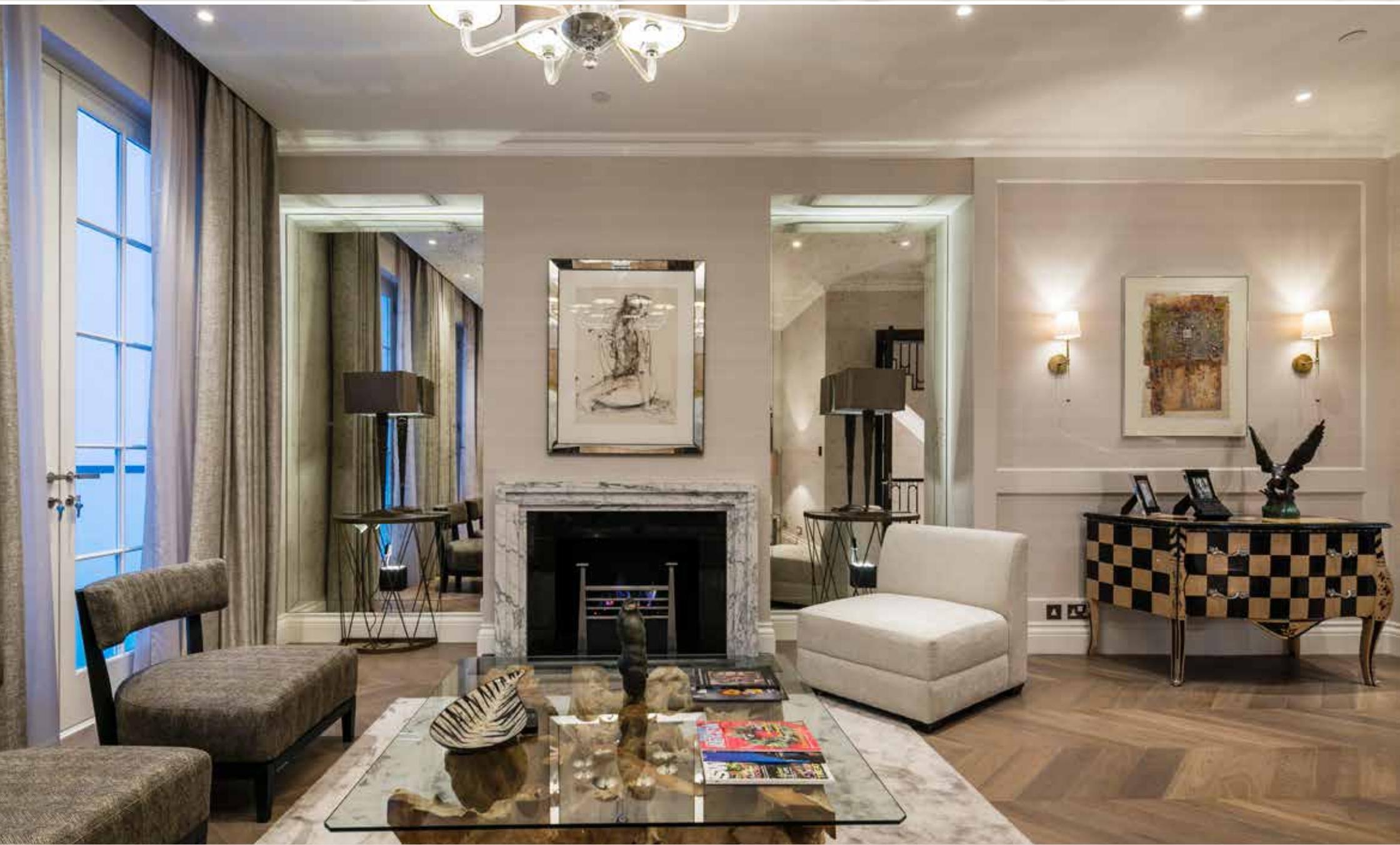




REX PLACE
MAYFAIR WIK

16

12



AN IMPECCABLY FINISHED THREE BEDROOM MAYFAIR HOUSE

A comprehensively and beautifully restored freehold townhouse located in this desirable Mayfair Village address, between South Audley Street and the beautiful Hyde Park. Arranged over four floors and with high ceilings throughout, the house immediately impresses with an entrance hall leading to the formal drawing room with French doors and Juliet balconies overlooking the lower courtyard garden and an opulent study at the front of the house with views towards Rex Place. A large kitchen and family room over the lower ground floor offers great scope for entertaining, with access to the peaceful planted courtyard garden. The master bedroom occupies the entire first floor and uniquely has its own east facing terrace. Two further guest bedrooms are set over the second floor as well as two bathrooms, one of which is an en suite, with a TV room on the top floor leading on to a spacious roof terrace.



REX PLACE
MAYFAIR WIK

LOCATION

Mayfair is one of London's most prestigious and sought-after areas defined by its historic buildings, elegant squares and beautiful gardens, whilst also offering some of the best shopping, hotels and restaurants the city has to offer.



ACCOMMODATION AND AMENITIES

Entrance Hall | Reception room | Study | Open plan kitchen/dining room with terrace | Family room
Master bedroom with en suite bathroom and private terrace | 2 double bedrooms | 2 bathrooms
TV room | Roof terrace | Utility room | Guest WC | Air conditioning | Gaggenau kitchen appliances
Gira technical control system

TERMS

Tenure Freehold

Local Authority City of Westminster

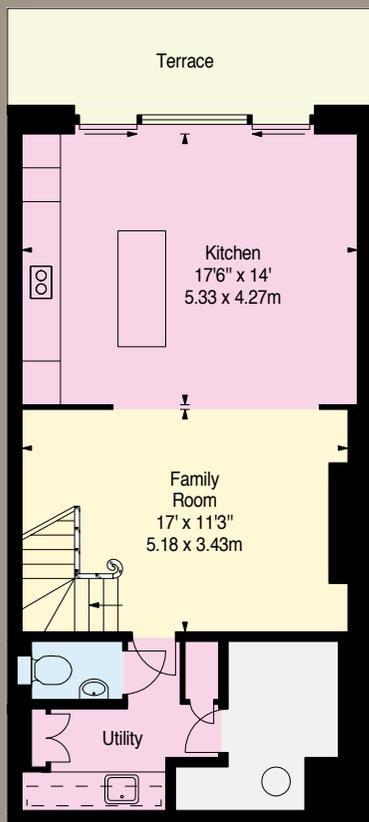
Guide Price £6,750,000



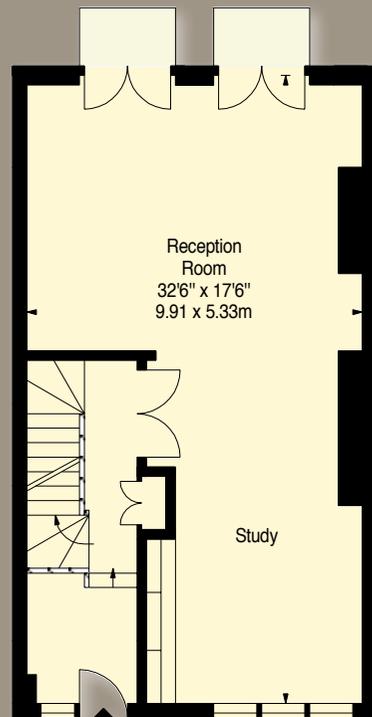


APPROX. GROSS INTERNAL AREA
2,399 SQ FT - 222.87 SQ M

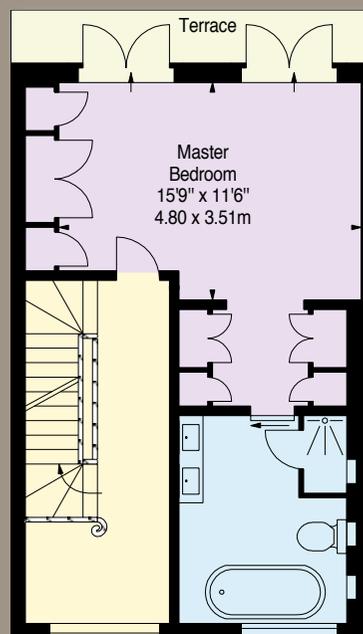
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(93-100) A			
(81-92) B			
(69-80) C		73	78
(56-68) D			
(39-55) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



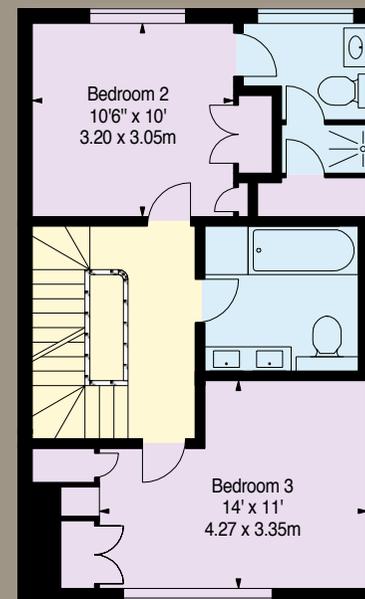
Lower Ground Floor



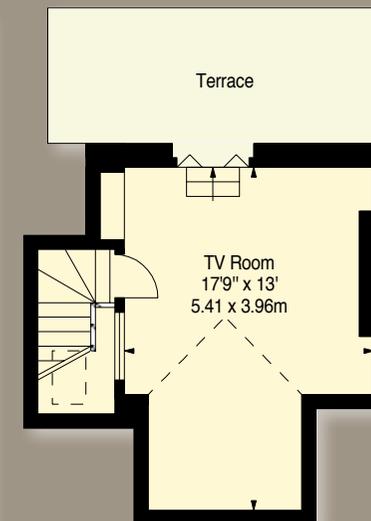
Raised Ground Floor



First Floor



Second Floor



Top Floor



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 or Wetherell 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 or Wetherell 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 October 2017. Photographs dated July 2017.

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.

Brochure by **capital group** 020 8671 5448



102 Mount Street, London W1K 2TH

T: 020 7529 5566
wetherell.co.uk

