



SOUTH AUDLEY STREET

MAYFAIR W1



A STUNNING, CONTEMPORARY APARTMENT LOCATED IN THE HEART OF COSMOPOLITAN MAYFAIR, SURROUNDED BY SOME OF THE WORLD'S MOST PRESTIGIOUS FASHION, HERITAGE AND LIFESTYLE BRANDS.

Situated on the first floor of a traditional period building, the property has been impeccably designed with entertaining in mind.

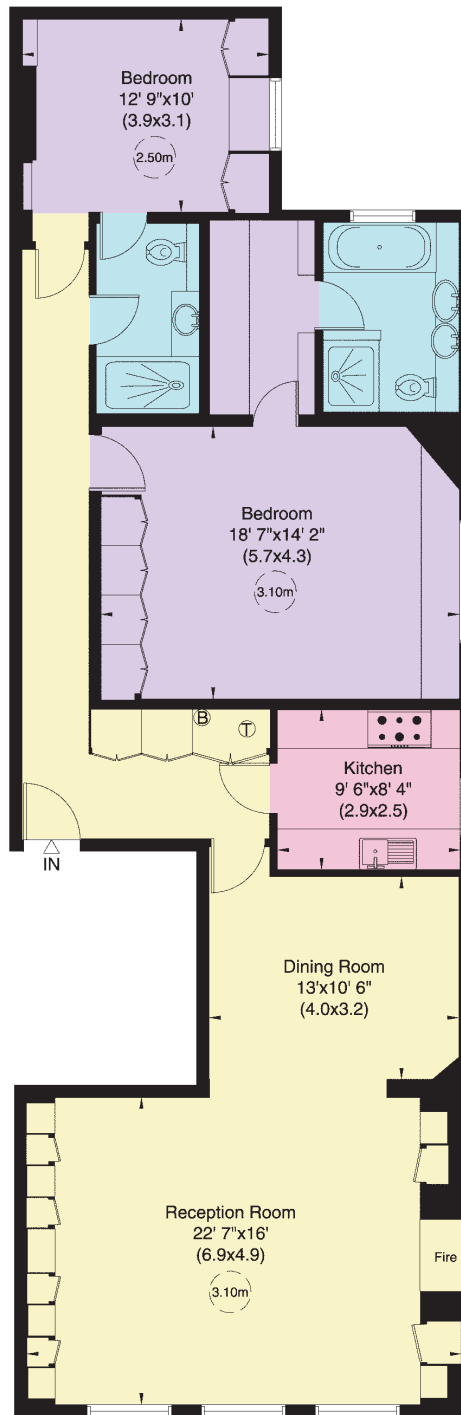
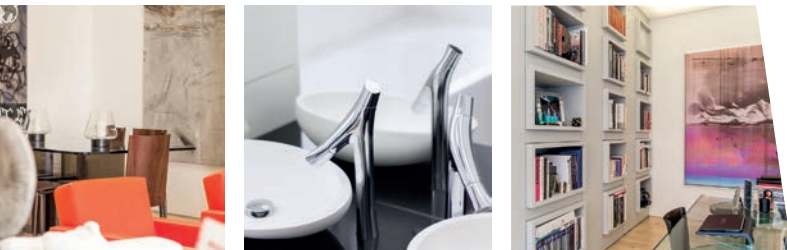
This lateral apartment spanning approximately 1,393 sq ft features an impressive living space, with a luxurious open plan reception and dining area, excellent ceiling heights in excess of 3m and three large sash windows allowing for an abundance of natural light.

The apartment also comprises a separate kitchen, generous master bedroom suite with dressing area and en suite bathroom, plus an additional double bedroom with en suite shower room.

SITUATION

An area defined by its historic buildings and elegant gardens, South Audley Street is perfectly situated to enjoy a fantastic array of high quality restaurants, bars, hotels and boutique shops.





FIRST FLOOR

Approximate Gross Internal Area
129 sq m (1,393 sq ft)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102-100	A		
91-101	B		
81-90	C		
69-80	D		
55-68	E		
39-54	F		
21-38	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		87	74

TERMS

Tenure

Leasehold approximately 79 years remaining

Guide Price

£4,000,000

Joint Sole Agents



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