

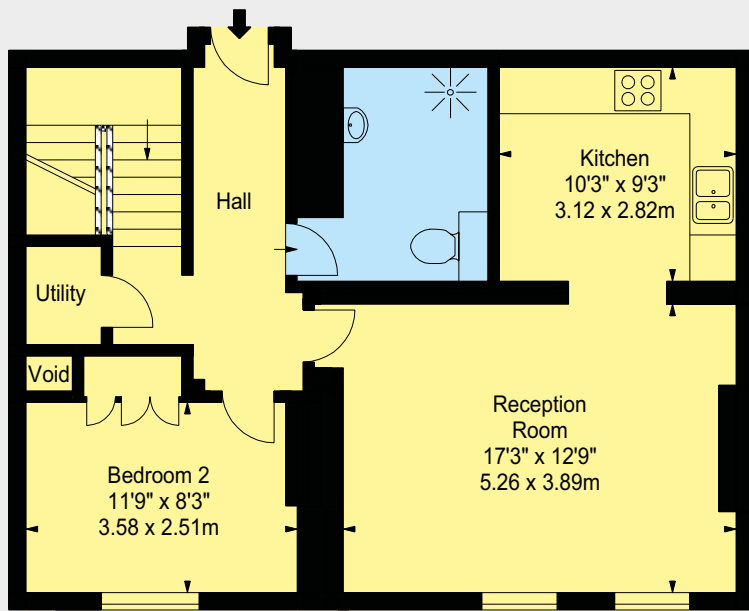


ERSKINE HOUSE

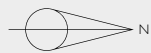
MAYFAIR W1



A WONDERFUL TWO BEDROOM DUPLEX APARTMENT OF 956 SQUARE FEET WITH ACCESS TO A BEAUTIFUL COMMUNAL SECLUDED GARDEN.

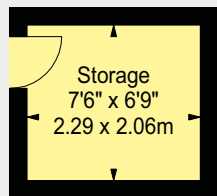


GROUND FLOOR

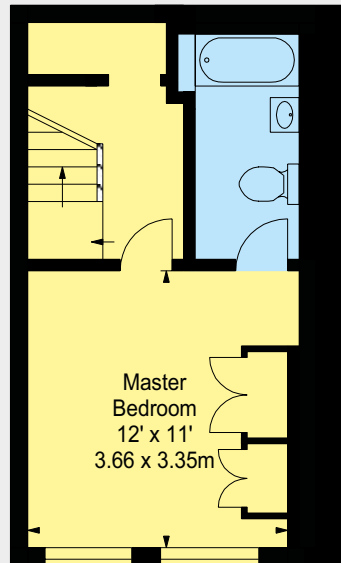


Approximate
Gross Internal Area
956 Square Feet
(88.81 Square Metres)

Basement Storage Area
51 Square Feet
(4.74 Square Metres)



BASEMENT



LOWER GROUND FLOOR



This lovely apartment offers a large Reception Room which doubles up as a great Dining Room, allowing for ample space to entertain. In addition, there is a fully fitted Kitchen and the Bedrooms benefit from tremendous storage, with the Master Bedroom having an En-Suite Bathroom.

Built between 1824-1827, this terrace of late Georgian houses was converted by Grosvenor in 2003 into 11 residential apartments, all of which have access to a communal garden.

Erskine House is located towards the north end of Davies Street and is well located for the boutique shops of Mayfair.

ACCOMMODATION

- Entrance Hall
- Reception Room
- Kitchen
- Master Bedroom with En Suite Bathroom
- Bedroom Two
- Family Bathroom
- Storage Room
- 956 Square Feet
- EPC Band C

TERMS

Leasehold: 12.5 years remaining
Service Charge: Approximately £5,334 per annum
Ground Rent: £500 per annum
Price: £500,000

Sole Agent



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