



# MADDOX STREET

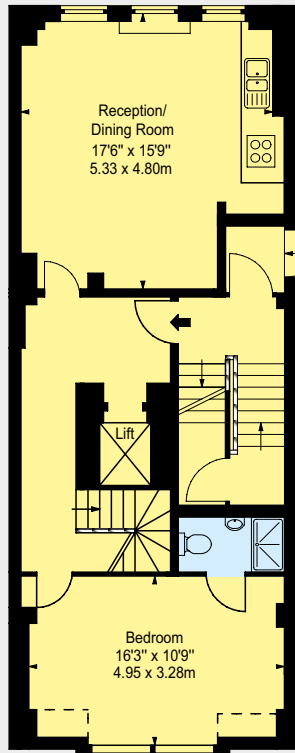
## MAYFAIR W1



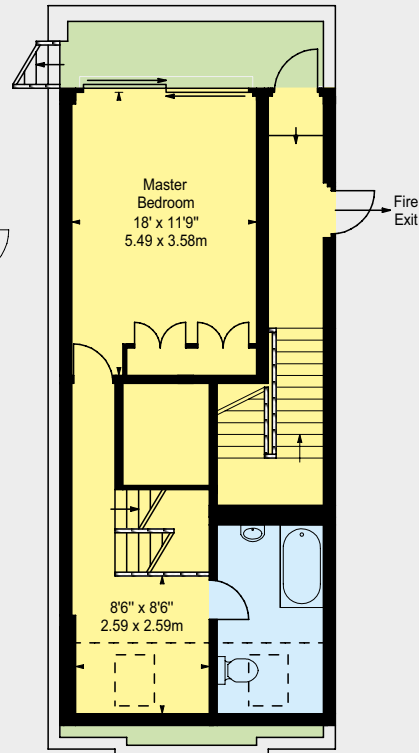
A BEAUTIFULLY PRESENTED TWO BEDROOM PENTHOUSE FLAT LOCATED ON STYLISH MADDOX STREET, BENEFITING FROM ITS OWN PRIVATE TERRACE.



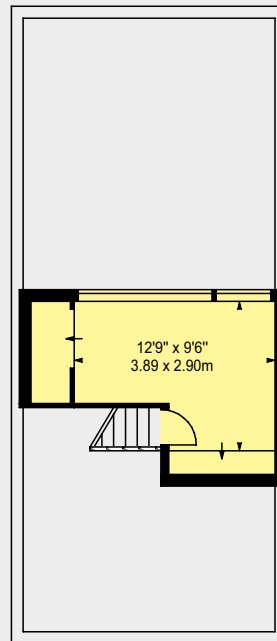
Approximate Gross Internal Area  
1,168 Square Feet (108.51 Square Metres) including any/all areas under 1.5m head height



FIFTH FLOOR



SIXTH FLOOR



SIXTH FLOOR  
HALF LANDING

Situated on the fifth and sixth floors, this bright and modern penthouse suite boasts a spacious open plan living area featuring beautiful wooden flooring and a sleek, well-designed kitchen space. There is a master bedroom with an en suite bathroom and terrace, along with one guest bedroom and separate shower room.

Located just off New Bond Street, Maddox Street is surrounded by some of Mayfair's finest shopping spots, with an array of designer boutiques and luxury jewellers. Maddox street also houses a selection of exclusive restaurants including Michelin Starred Hibiscus.

#### ACCOMMODATION

- Kitchen/reception room
- Master bedroom with en suite bathroom and private terrace
- Second bedroom
- Shower room
- 1,168 Square Feet
- EPC Band: D

#### TERMS

Lease Length: 995 Years Remaining  
Service Charge: £2,702.70 Per Annum  
Ground Rent: £1,000 Per Annum  
Price: £2,500,000

Joint Agent: Knight Frank



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NO-ONE KNOWS MAYFAIR BETTER THAN WETHERELL