

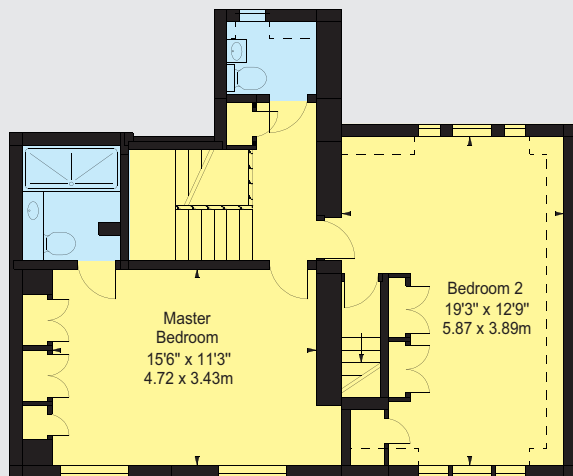


ERSKINE HOUSE

MAYFAIR W1



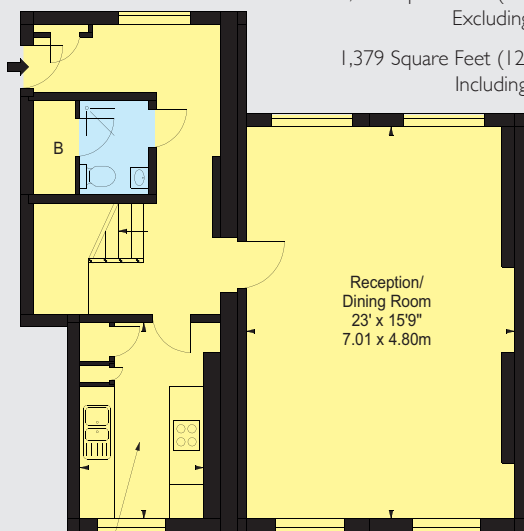
A WONDERFUL TWO BEDROOM DUPLEX APARTMENT OF 1,322 SQ FT MAKING IT THE LARGEST IN THE BUILDING, BENEFITTING FROM LIFT ACCESS AND A TRANQUIL COMMUNAL GARDEN.



FOURTH FLOOR

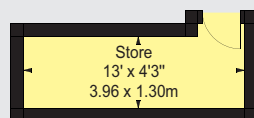
Approximate Gross Internal Area
1,322 Square Feet (122.81 Square Metres)
Excluding Store

1,379 Square Feet (128.11 Square Metres)
Including Store



THIRD FLOOR

Kitchen
11'6" x 7'3"
3.51 x 2.21m



BASEMENT



A wonderful two Bedroom duplex apartment of 1,322 sq ft making it the largest in the building, benefitting from lift access and a tranquil communal Garden.

The large double dual aspect Reception/Dining Room provides great entertaining space with an abundance of natural light throughout and views onto Davies Street. In addition, the apartment offers a separate Kitchen as well as both Bedrooms benefitting from good storage, with the Master having an En-Suite Bathroom.

Built between 1824-1827, a terrace of late Georgian house's 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, which is well located for the boutique shops and world-renowned restaurants of Mayfair.

ACCOMMODATION

- Reception/Dining Room
- Kitchen
- Master Bedroom with En Suite Bathroom
- Second Bedroom
- Family Bathroom
- Guest Bathroom
- Storage Room
- Lift
- EPC Band D
- 1,322 Square Feet

TERMS

Lease Length: 16 Years Remaining - Note; As the original term was 20 years, this lease is not eligible for a lease extension under the 1993 housing and urban development act for leasehold reform.

Ground Rent: TBC

Service Charge: Approximately £4,466 Per Annum

Price: £850,000

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Sole Agent



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