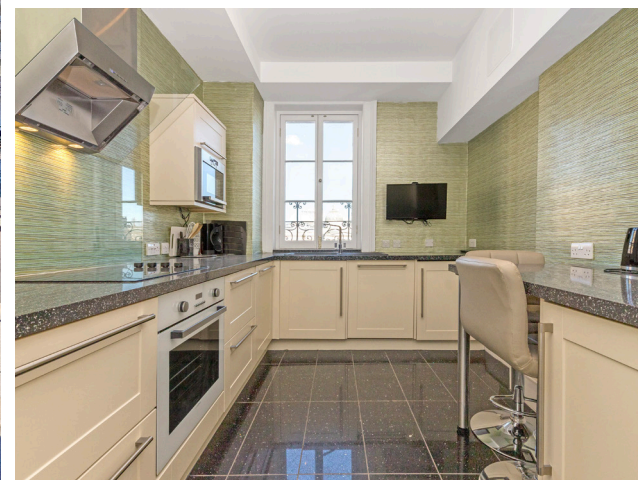




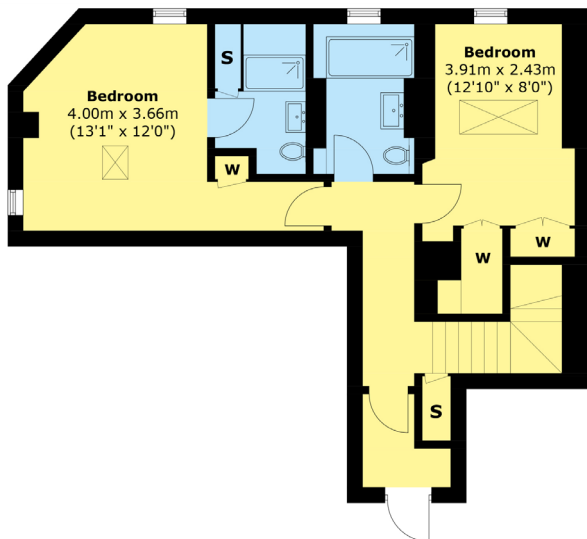
SPRING GARDENS

MAYFAIR W1

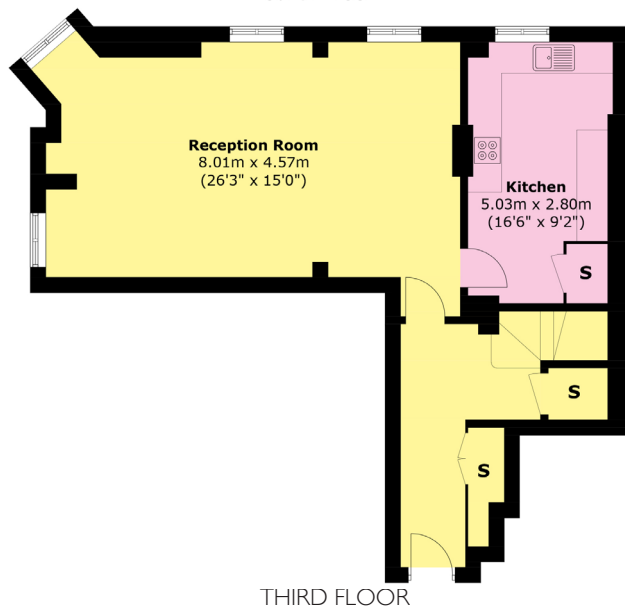


AN ELEGANT DUPLEX APARTMENT WITH INCREDIBLE, UNINTERRUPTED VIEWS OF SOME OF LONDON'S MOST ICONIC LANDMARKS; NELSON'S COLUMN AND TRAFALGAR SQUARE.

Approximate Gross Internal Area:
1,300.2 Square Feet (120.8 Square Metres)
For identification only, Not to Scale



Fourth Floor



THIRD FLOOR



This large, well presented apartment of 1,300sq. ft is set on the top two floors of an attractive period building located on the edge of Trafalgar Square. On the third floor, the apartment has a dual aspect reception dining room and separate kitchen with breakfast bar. The fourth floor has a generous principal bedroom with en suite bathroom, a second double bedroom and a separate bathroom.

Conveniently located in the heart of London's West End with easy access to a wealth of London landmarks, theatres, boutiques, and restaurants. Spring Gardens is a street in St James's, that crosses the east end of The Mall between Admiralty Arch and Trafalgar Square. The area was named after the gardens that were previously on the site, which featured a decorative fountain in the time of Elizabeth I that was set in motion by passers-by treading on hidden machinery, whether knowingly or unknowingly.

ACCOMMODATION

- Duplex Apartment
- Two Bedrooms
- Dual Aspect Reception Room
- Views of Trafalgar Square
- Long Lease
- Lift

Wetherell have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and Wetherell have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Energy Efficiency Rating: Band ?. February 2020.



TERMS

Lease Leasehold: 978 Years Remaining
Service Charge: Approx £7,500 p.a.
Ground Rent: £250 rising to £2,000 p.a.
Price: Offers over £2,250,000

Sole Agent



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