



# GREEN STREET

## MAYFAIR W1



A CONTEMPORARY DUPLEX APARTMENT WITH EXCEPTIONAL CEILING HEIGHTS OF 3.6 METRES ON SOUGHT AFTER GREEN STREET IN MAYFAIR.



Approximate Gross Internal Area:  
 1,349.8 Square Feet (125.4 Square Metres)  
 Terrace: 91.4 Square Feet (8.5 Square Metres)  
 External Store: 19.3 Square Feet (1.8 Square Metres)  
 For identification only, Not to Scale

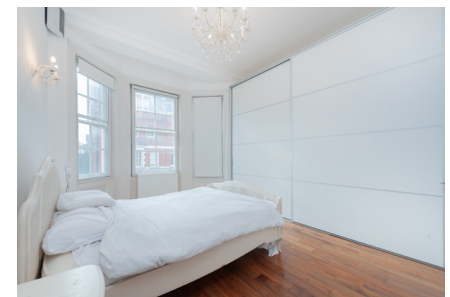


A beautifully presented, spacious apartment arranged over the first and second floors of this period building. On the first floor, there is a large reception room to the front with balcony overlooking Green Street and an eat-in kitchen at the rear. The second floor has three double bedrooms all with built-in wardrobes, two en suite bathrooms and one separate bathroom. The apartment also benefits from a store room of circa 20 sq. ft.

Green Street has been built up since the mid-18<sup>th</sup> Century, but most of the current properties date from the late 19<sup>th</sup> and early 20<sup>th</sup> Centuries. The building has had a number of significant residents including various members of the British aristocracy, James Bond author Ian Fleming, as well as The Beatles. Green Street was built to the designs of Sir Robert W. Edis in 1891-4, and is characterised by shaped gables, deep porches and a lavish use of terracotta ornament.

#### ACCOMMODATION

- Three Bedrooms
- Three Bathrooms
- Reception Room
- Balcony
- High Ceilings
- Long Lease



#### TERMS

**Lease Leasehold:** 110 Years Remaining  
**Service Charge:** Approx £6,000 p.a.  
**Ground Rent:** Peppercorn  
**Price:** £4,200,000



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