



MOUNT STREET

MAYFAIR W1

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An elegant two bedroom apartment of 1,502 sq ft with six windows facing south over arguably Mayfair's finest street.

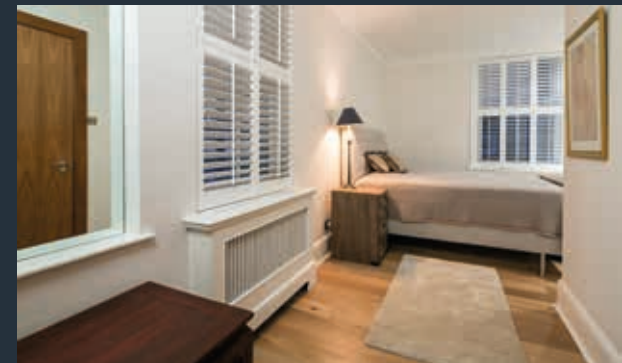
The property blends style and quality effortlessly, with wooden floors throughout and a modern eat-in kitchen. The bright reception and master suite take full advantage of the fantastic views over Mayfair, with a guest cloakroom/utility just off the hallway. With an additional double bedroom and en-suite, further benefits include a large passenger lift and a caretaker.

Situated between Park Lane and South Audley Street, this is one of just six flats in this laterally converted period building carried out by the Grosvenor Estate in the 1980's.



ACCOMMODATION AND AMENITIES

- Entrance Hall
- Kitchen
- Reception Room
- Master Bedroom with En-Suite
- Second Double Bedroom with En-Suite
- Guest Cloakroom/Utility
- Lift
- Caretaker
- 1,502 Sq Ft
- EPC Band D

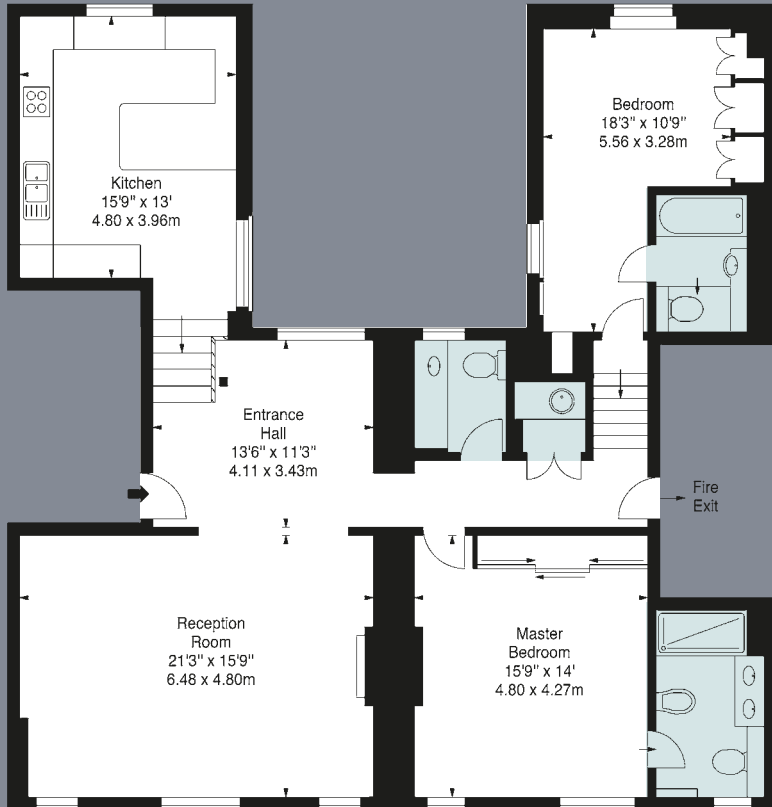






**APPROXIMATE GROSS
INTERNAL AREA**

1,502 Square Feet
139.54 Square Metres



THIRD FLOOR

Wetherell and Knight Frank 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 and Knight Frank have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Energy Efficiency Rating: Band D. January 2015.



TERMS

TENURE

Leasehold, 46 years remaining

SERVICE CHARGE

£9,860.16 per annum

GROUND RENT

£2,000 per annum

ASKING PRICE

£3,900,000

JOINT SOLE SELLING AGENTS



102 Mount Street, London W1K 2TH

T: 020 7529 5566

wetherell.co.uk



120a Mount Street, London W1K 3NN

T: 020 7499 1012

knightfrank.co.uk