



North Audley Street  
London, W1K

CHESTERTONS  
*Mayfair*









A stunning 4 bedroomed property with roof terrace and balcony, located on the ever more popular North Audley Street. The property has been finished to a standard not often seen within Mayfair and exudes sophistication and charm.

Set on the third and fourth floors, this stylish apartment boasts characterful rooms, steeped in natural light. The third floor of the apartment provides a fantastic living space, with a smart Smallbone kitchen/breakfast room, fitted with Sub Zero and Wolf appliances.

The reception room features original oak panelling and intricate ceiling detail and four large sash windows allowing for views over North Audley Street. Leading off from the reception room lies a spacious dining room, also benefiting from excellent ceiling heights and providing the perfect space for entertaining.

Situated on North Audley Street, the apartment is ideally located for the open spaces of nearby Grosvenor Square and Hyde Park, the boutiques of Mount Street and Oxford Street and the private members clubs of wider Mayfair. Excellent transport links are afforded by rail, with Bond Street station (0.2 miles) providing access to underground services and Crossrail from 2018.

- 4 Bedrooms
- 4 Bathrooms
- 2 Reception Rooms
- Roof Terrace
- Balcony
- Working fire places

£6,495,000 Asking Price

Energy Efficiency Rating		
	Current	Potential
100-90% A		
81-90% B		
61-80% C		
41-60% D		
21-40% E		
1-20% F		
1-10% G		
<small>           Best energy efficient - higher ranking costs less            Worst energy efficient - higher ranking costs more            EU Directive 2002/91/EC         </small>		

**Tenure:** Leasehold  
**Service Charge:** £5200 p.a.  
**Ground Rent:** £950 p.a.



*Chestertons Mayfair Sales*

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 London  
 W1K 2QA

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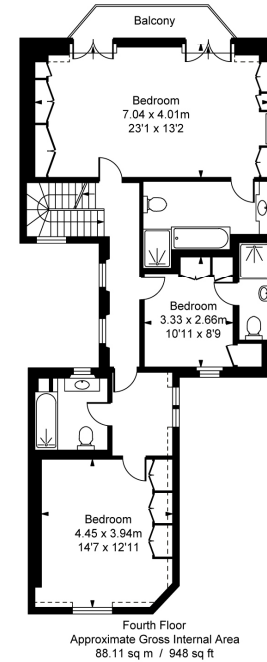
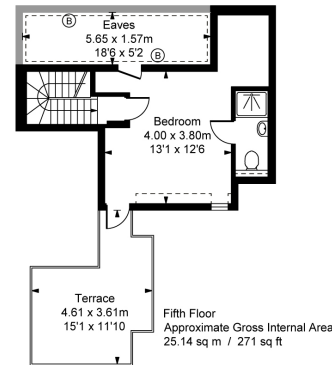
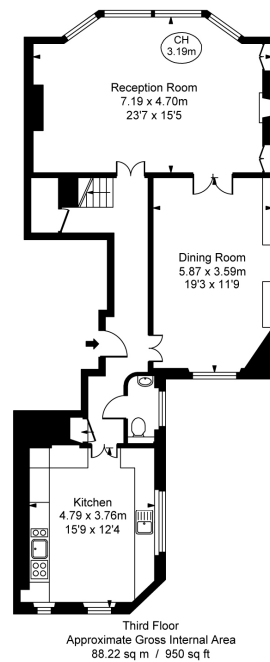
Approximate Gross Internal Area  
201.47 sq m / 2,169 sq ft  
Eaves Storage  
8.87 sq m / 95 sq ft

## Total Areas Including Eaves

210.34 sq m / 2,264 sq ft

(Including restricted height  
under 1.5m (-----))

(CH = Ceiling Heights)



This plan is not to scale. It is for guidance and not for valuation purposes.  
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.  
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