

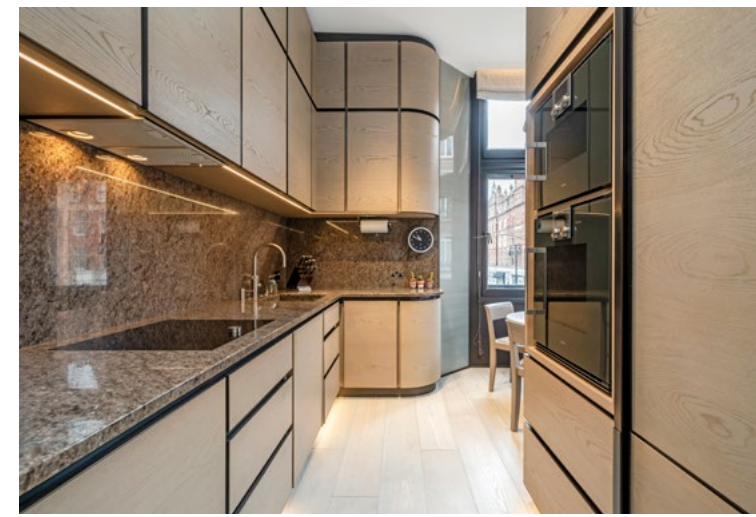
# SOUTH AUDLEY STREET

MAYFAIR, WI

A 1ST FLOOR LATERAL APARTMENT  
OF 1452 SQ. FT (134.9 SQ. M) LOCATED  
IN A PROMINENT CORNER POSITION  
IN THE HEART OF MAYFAIR VILLAGE







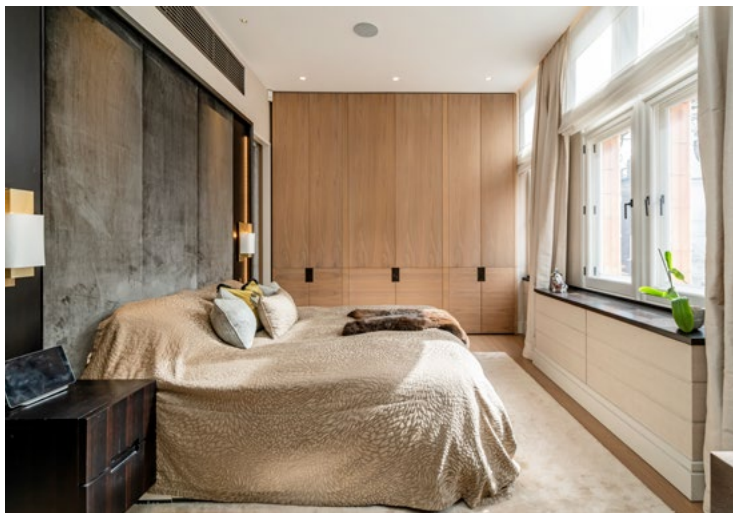
## MAYFAIR LIVING

Bespoke furniture by Promemoria, including a striking ebony coffee table and tweed armchairs, complement the bronze and grey fossena stone fireplace and solid ebony and horsehair panelled cocktail cabinet. Outfitted with a state-of-the-art Crestron smart home system, effortlessly control lighting and entertainment. Underfloor heating, air conditioning, ADE unity security system and Bowers & Wilkins speakers add to the hi-spec elegance.

With interior design by Bruno Moinard, the 1,452 sq ft, two-bedroom apartment has theatrically high ceilings and doors, feeling spacious and inviting. This gracious first floor apartment, ideally situated in the heart of cosmopolitan Mayfair, is next to the world class shopping of Mount Street and Bond Street, the Royal Parks and many of London's finest Michelin starred restaurants and private members clubs.

An arresting sculptural ceiling light by Lindsey Adelman enhances the airy entrance and spacious dining area. A silver brushed ebony ribbon with floating black glass and bronze console complements a light limed oak and bronze dining suite, while fabric wall coverings and soft grey oak flooring further enhance the sense of roominess.





The principal bedroom suite is dressed with soft fabric wall panelling and a grey walnut floor carefully balanced by an ebony and velvet headboard and ebony side tables. This is accentuated by a dressing table in mink colour galuchat (shagreen). TV rising from the hidden cabinet and a bronze/leather mirror and stool. The light en suite, moulded from Australian crystal white stone with Lefroy Brooks fittings, is an effective contrast to the rich velvet and leather décor of the dressing room.

## LOCATION

Situated above Harry's Bar and a stone's throw Mayfair's Farm Shop, 30 South Audley Street is the 'Crown Jewel of Mayfair Village', boasting South and West facing aspects, and moments from Mount Street Gardens. The apartment offers prospective buyers the epitome of Mayfair living.

- 1,452 SQ. FT - 1ST FLOOR LATERAL
- CRESTRON SMART HOME SYSTEM
- 2 BEDROOMS HIGH CEILINGS
- ABOVE HARRY'S BAR AND A STONE'S THROW FROM MOUNT STREET GARDENS





### First Floor

TOTAL AREA (APPROX.): 134.9 SQ. M (1,452.0 SQ. FT)



Leasehold: 112 Years Remaining  
Price: £6,500,000 (To include the Majority of Bespoke Furniture)  
Sole Agents



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