

101 MOUNT STREET

MAYFAIR W1



A BEST IN CLASS TWO-BEDROOM APARTMENT,
8 WINDOWS WIDE, OVERLOOKING PICTURESQUE
MOUNT STREET GARDENS





WITH 3.4 METRE CEILING HEIGHTS, LARGE SASH WINDOWS AND MUTED TONES, THIS PROPERTY COMBINES PERIOD CHARM WITH ELEGANCE AND STYLE.

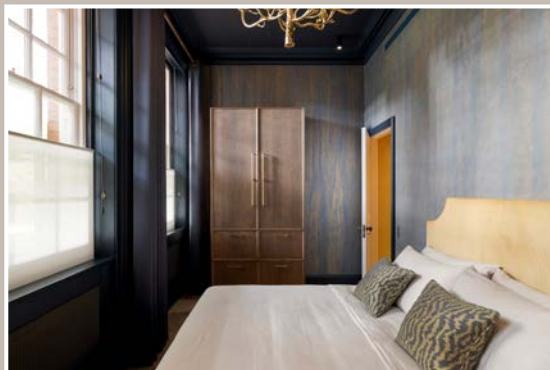


This lateral apartment of 1100 sq. ft has been meticulously renovated to an exceptionally high standard throughout. The reception room has three sash windows offering uncompromised views of Mount Street Gardens, whilst showcasing standout features such as solid oak flooring, panelled walls, a feature fireplace and ornate ceiling. The separate kitchen incorporates custom made cabinetry by Lanserring and integrated appliances.

The apartment has the luxury of HEPA air purification throughout and comfort cooling to the bedrooms. The communal areas were recently renovated and present in an immaculate, archetypal Mayfair way.



There are two bedrooms, both overlooking the gardens, and both finished in silk wallpaper, with the principal bedroom benefiting from a walk-in wardrobe with bespoke cabinetry. The second bedroom has an en suite shower room finished in polished plaster and there is a separate bathroom with natural stone flooring and architrave.



Mount Street was originally built during the development of the Mayfair area in the 1700s, thanks to the Grosvenor family. In the late 1800s, the first Duke rebuilt the street with the intricately detailed Queen Anne revival style architecture that can still be seen today. The street runs from Park Lane in the west to Davies Street in the east, number 101 can be found in the middle of the street to truly benefit from the amenities in the immediate vicinity including easy access to Bond Street and the newly opened Elizabeth Line with direct links to Heathrow Airport, the City and Canary Wharf.



101 also backs onto Mount Street Gardens which was first laid out as a public garden in 1889-90. The gardens themselves have gradually taken shape over the course of the last one and a half centuries and now form a photogenic London park, with trees from north and south east China creating an oasis within Mayfair. The green open spaces of Hyde Park and Berkeley Square are also within close proximity.

GROUND FLOOR

Approximate Gross Internal Area = 102.2 sqm / 1,100 sq ft
Including Limited Use Area (1.1 sqm / 12 sq ft)



Guide price: £4,950,000

Tenure: Leasehold: approximately
117 years remaining

Service charge: £7,000 per annum,
reviewed annually

Ground rent: peppercorn



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