



# GREEN STREET

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MAYFAIR, W1J

A STUNNING FIRST-FLOOR  
APARTMENT WITH HIGH  
CEILINGS, TWO BALCONIES  
AND A PRIVATE TERRACE.





## THE PROPERTY

Measuring 1,278 sq. ft, this home showcases high ceilings throughout. The floor apartment is the epitome of Mayfair architecture.

Upon entering, a wide entrance hall sets a grand tone, with full-height doors opening into an impressive reception room filled natural light from a generous bay window. The space is elegantly appointed with a feature gas fireplace, contemporary wooden flooring, full-length drapes, and integrated electric blinds.

Just off the reception, a well-proportioned double bedroom enjoys direct access to a charming private balcony via French doors, offering views over Green Street.

Adjacent is the spacious, principal bedroom suite with walk-in dressing room, additional balcony, built-in storage and an impressive en suite bathroom featuring a walk-in shower, bath and dual vanity sink.

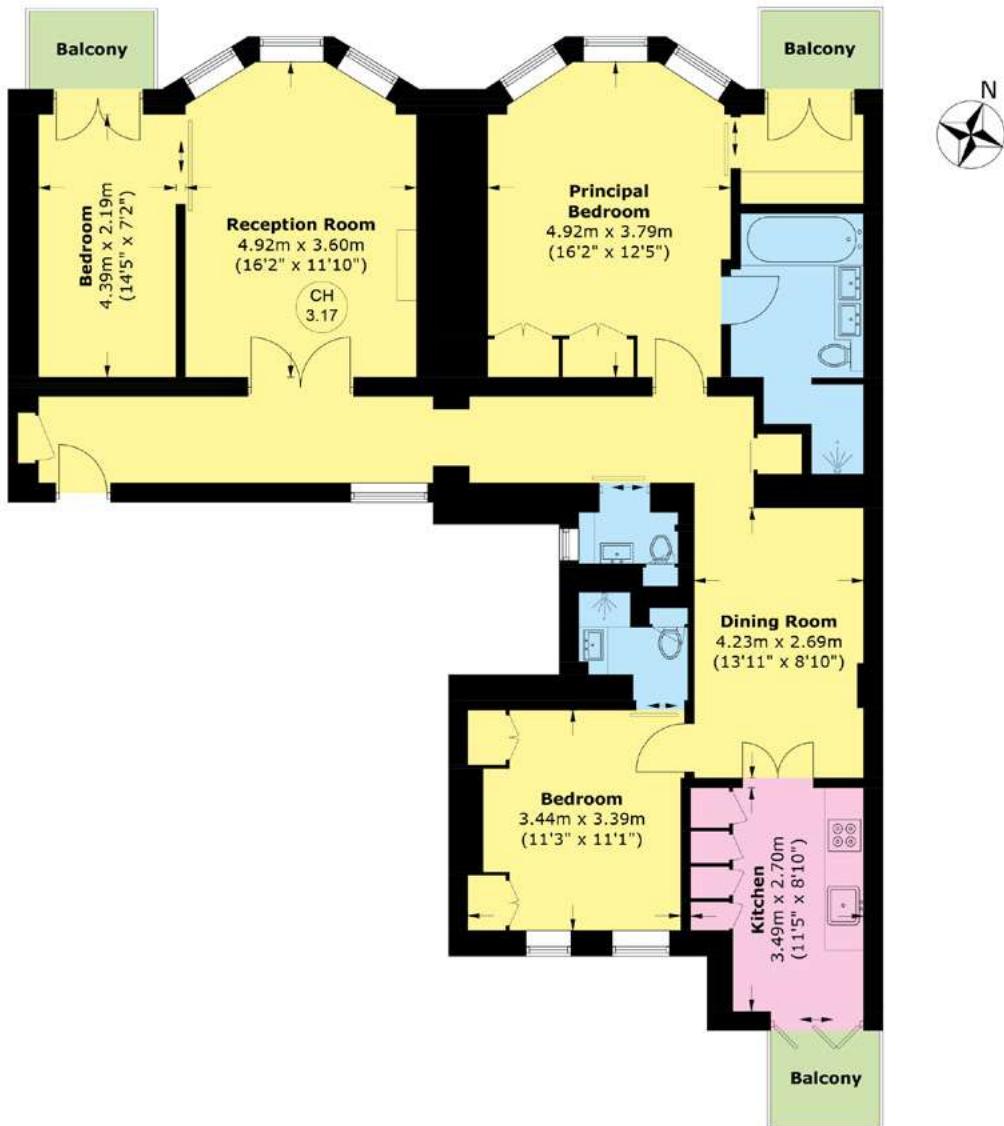
The dining room has banquette seating for eight people and connects to a modern kitchen, which is equipped with integrated appliances. This is connected to a private terrace with outdoor seating and a vanity screen.

There is a further double bedroom with built-in storage and en suite shower room, and a guest WC off the hallway.

Green Street was built to the designs of Sir Robert W. Edis between 1814 - 1894, and is characterised by shaped gables, deep porches and a lavish use of terracotta ornament.

Just a short walk from North Audley Street and all the amenities the West End brings along with the green spaces of Hyde Park and Grosvenor Square nearby. Bond Street underground station is a short distance away.





FIRST FLOOR

HIGH CEILINGS

THREE BEDROOMS

TWO BATHROOMS

PRIVATE TERRACE

TWO BALCONIES

LIFT

**Tenure:** Leasehold,  
approximately 104 years remaining

**Service Charge:** Approximately £8,550 per annum

**Sole Agent**

**Price:** £4,150,000



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**TOTAL AREA (APPROX.): 1,278.7 SQ. FT (118.8 SQ. M)**  
**BALCONY: 77.5 SQ. FT (7.2 SQ. M)**

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