



MOUNT ROW
MAYFAIR W1

This stunning lateral first floor apartment forms part of a brand new, highly specified development of just four apartments above a ground floor art gallery and offers superb two bedroom dual-aspect accommodation of approximately 1,621 sq ft / 150.59 sq m.

It comprises a generous reception room with partially open-plan Boffi kitchen and separate utility room, study area and two bedroom suites with excellent storage, all flooded with natural light.

The specification includes air-conditioning, fresh air ventilation, underfloor heating and a Sonos music system.

There is a porter Monday to Friday from 08:00 to 13:00 and secure underground parking is available nearby by separate negotiation.





LOCATION

Mount Row is discreetly situated just moments from The Connaught Hotel in the heart of Mayfair, home to many of the world's most outstanding hotels and restaurants and renowned for elegant stores, exclusive brands, designer fashion, luxury goods, fine jewels, art and antiques.

To the west lies the sweeping green of Hyde Park, and to its south Green Park offers beautiful walks towards the Mall and onward to St James's Park.

There are excellent public transport links from several Underground stations, the nearest of which are Bond Street (providing access to Heathrow Airport in 34 minutes), Green Park and Piccadilly.

MINIMUM TENANCY: 12 Months

DEPOSIT: Equivalent to six weeks' rent

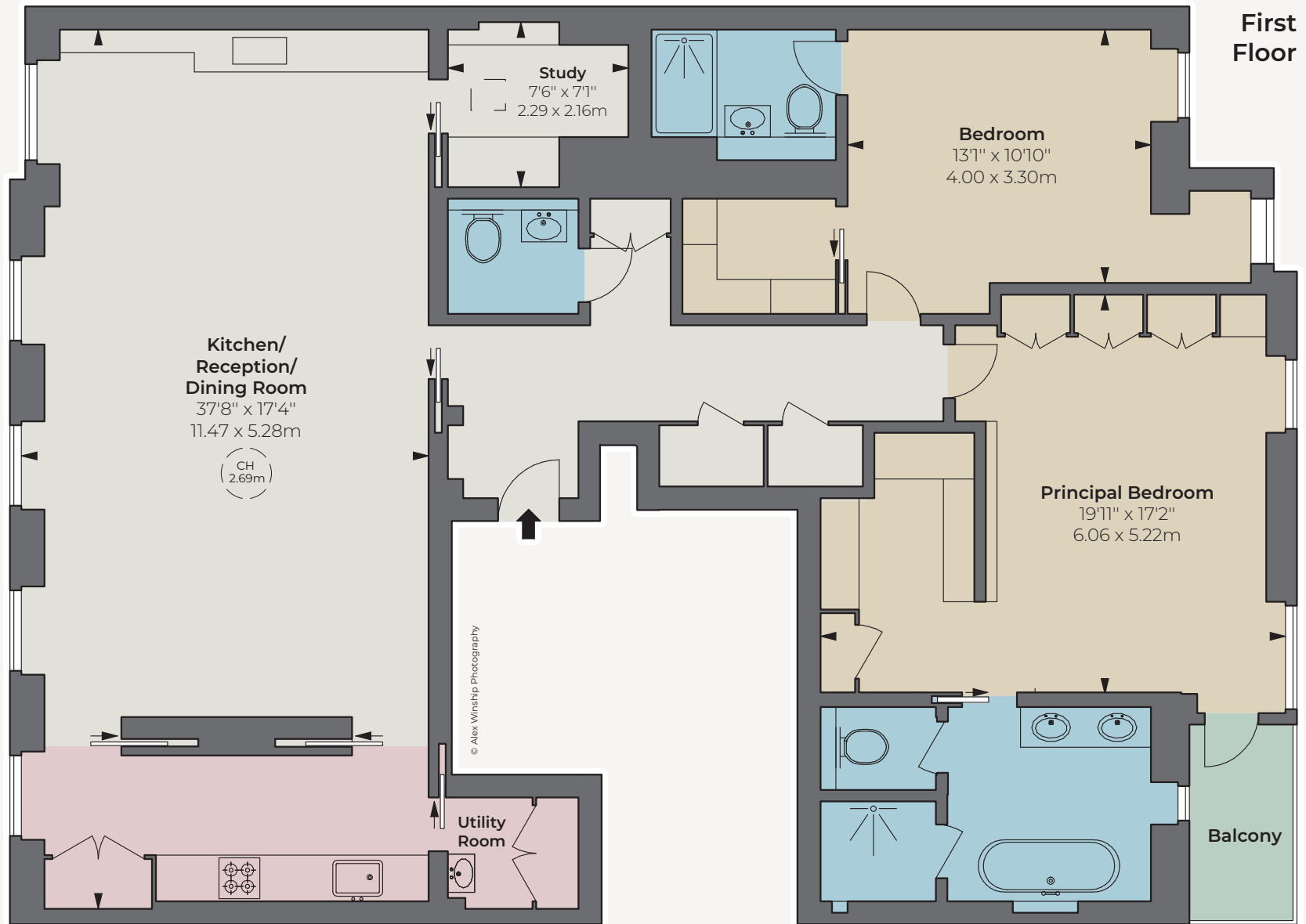
CONTENTS: Furnished

LOCAL AUTHORITY: City of Westminster

COUNCIL TAX: Band H



APPROXIMATE GROSS
INTERNAL AREA
1,621 sq ft
150.59 sq m



Energy Efficiency Rating	
Current	Potential
92-100	A
81-91	B
69-80	C
55-68	D
39-54	E
21-38	F
1-20	G

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