



## Stafford Street, Mayfair, London W1

Asking Price £850,000

- Duplex
- Bathroom
- Double Bedroom
- Close to Green Park Tube
- Open Plan Reception/Kitchen
- Leasehold 977 years

# 12 Stafford Street, London W1S 4TF

Stafford Street is a unique little street situated in the heart of Mayfair next to the world famous boutiques of Bond Street. This period building is directly above the new flagship Rolex store in Mayfair.

The property is only 5 minutes from Green Park station (Jubilee and Piccadilly lines).



Council Tax Band: E



This maisonette is split over 2 floors and comprises of double bedroom, open plan reception/kitchen and bathroom. There is wooden flooring throughout.

Stafford Street is a unique little street situated in the heart of Mayfair next to the world famous boutiques of Bond Street. This period building is directly above the Gucci store, which is planned to turn into the flagship store for Rolex soon. The property is only 5 minutes from Green Park station (Jubilee and Piccadilly lines) and Green Park.

Double Bedroom : Open plan reception/Kitchen : Bathroom : Close to Green Park Tube

**One Double Bedroom**

**En Suite Shower Room**

**Modern open-plan kitchen**

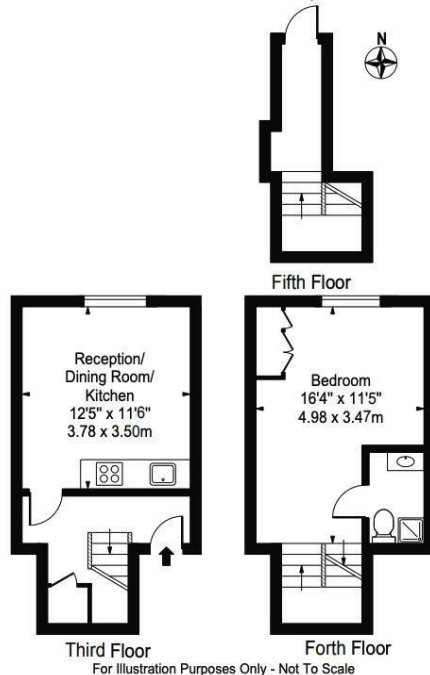
Wood flooring in living room and hallway

**Carpet in bedroom**

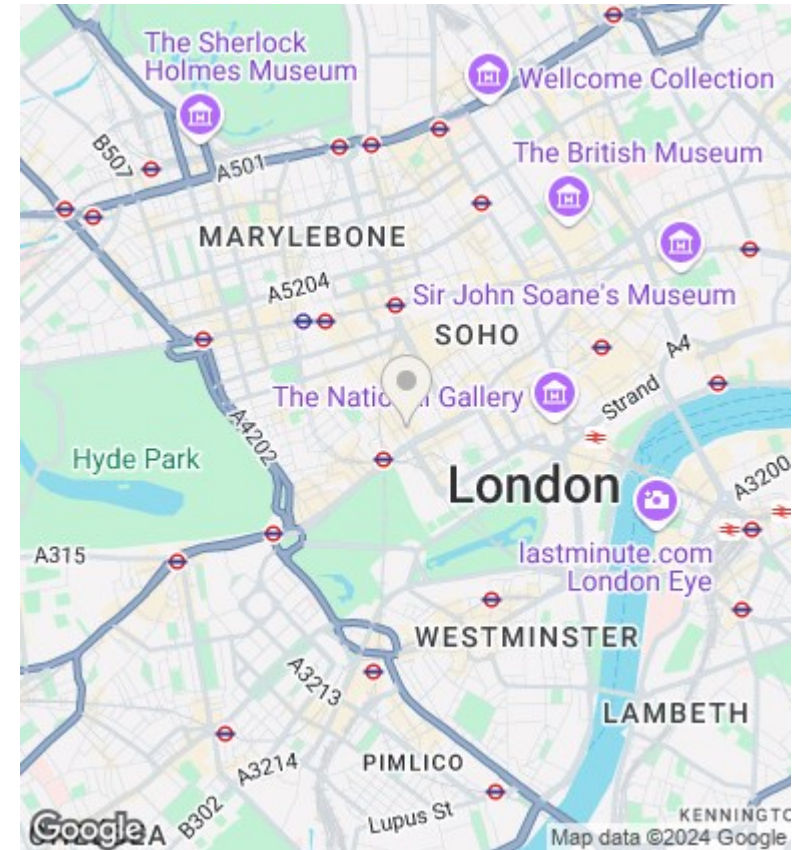
**Entry phone system**

**\*\*VIDEO LINK PROVIDED BELOW\*\***

**Stafford Street**  
 Approx. Gross Internal Area 550 Sq Ft - 51.09 Sq M



This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



### Directions

### Viewings

Viewings by arrangement only. Call 02070990800 to make an appointment.

### Council Tax Band

E

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>42</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC