



MOUNT STREET

MAYFAIR W1

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RETAIL



RESIDENTIAL



OFFICE

A newly refurbished, mixed-use, freehold building situated on the corner of the prestigious Mount Street and Balfour Place.

Consisting of four stunning apartments meticulously designed by Rigby and Rigby, with their own entrance and passenger lift, a separate retail unit with Mount Street frontage and a self-contained office with a separate entrance on to Balfour Place.



Location

Located in the heart of Mayfair, Mount Street is known as one of the premier luxury retail destination in London. As well as luxury retail, Mount Street is home to fantastic restaurants, cafes and the world renowned Connaught Hotel.

LEFT

View From Third Floor Apartment

Accommodation Schedule*

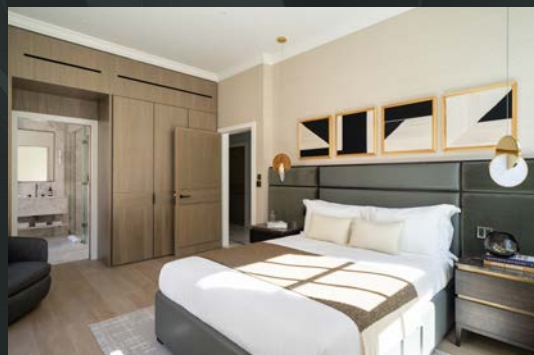
Residential Element	6,274 sq ft.....	582.85 sq m
Office Element	2,122 sq ft.....	197.13 sq m
Retail Element.....	654 sq ft.....	60.76 sq m
TOTAL BUILDING GIA.....	9,336 SQ FT	887.31 SQ M*

* including all vaults

* PLEASE NOTE - Floor areas provided by BKR floor plans and are approximate

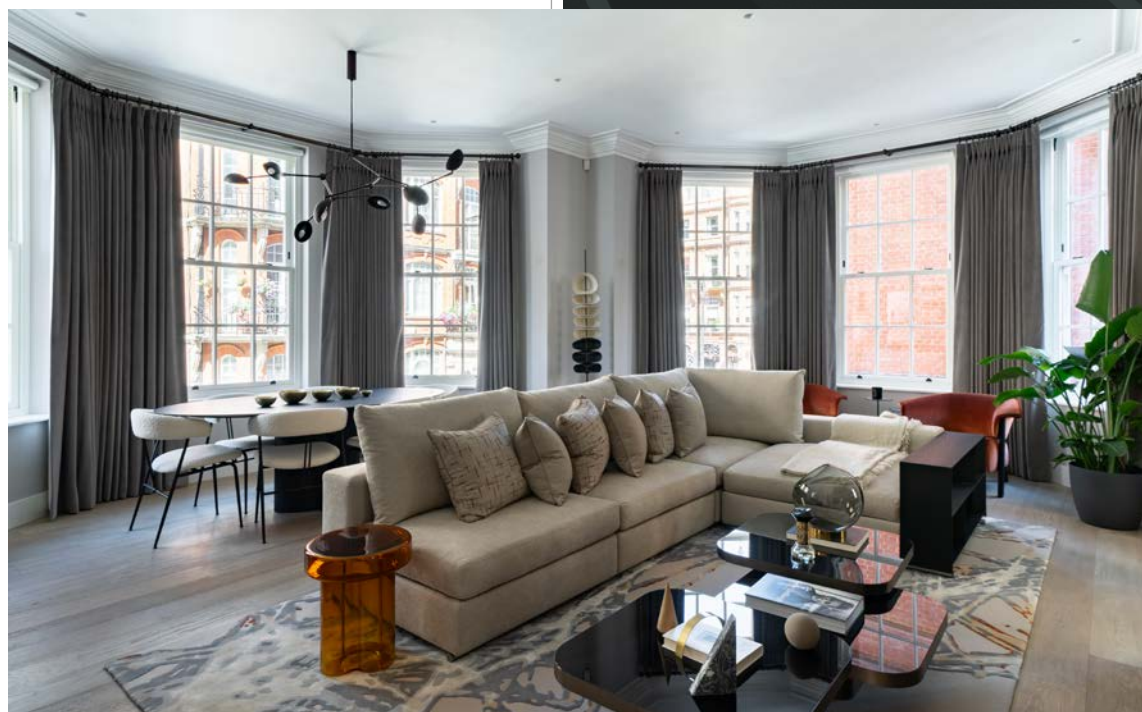
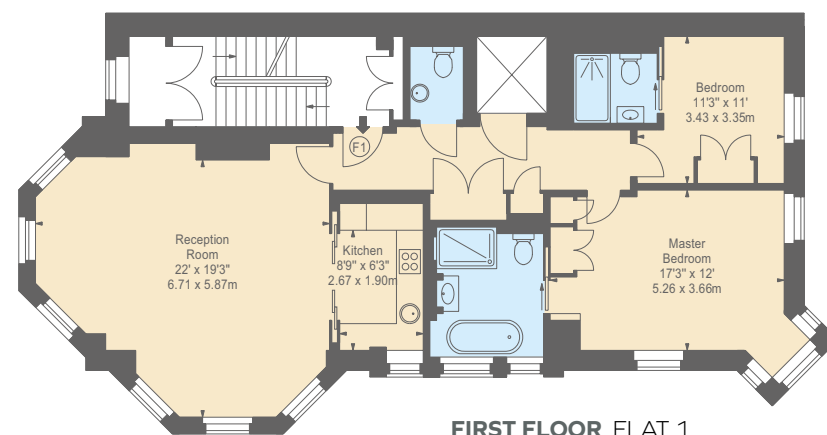
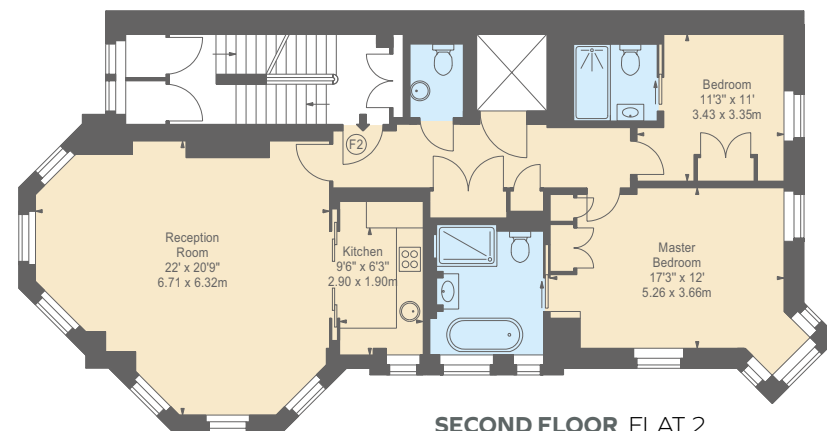
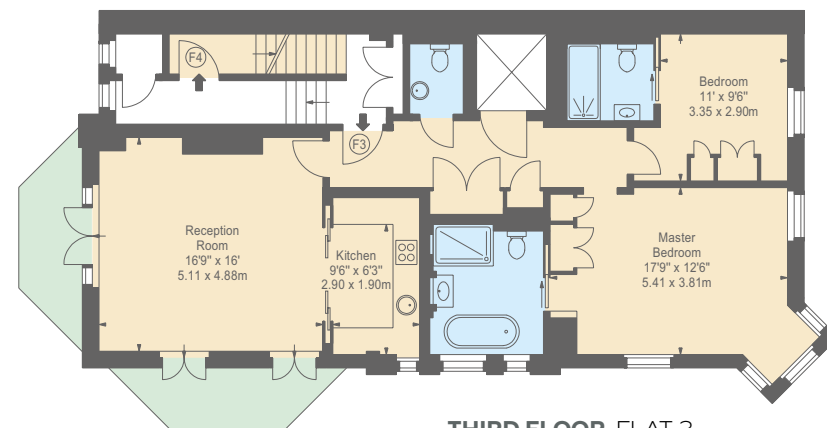
Residential

There are three, 2 bedroom lateral apartments over the first, second and third floors with a 3 bedroom duplex penthouse on the fourth and fifth floors. All apartments have direct lift access, comfort cooling, smart home systems, beautifully appointed kitchens and bathrooms and bespoke joinery. The residences all have ample light with windows to three elevations, with the third-floor apartment benefiting from two balconies located off the reception room with direct views of the iconic Mount Street.



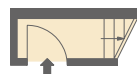
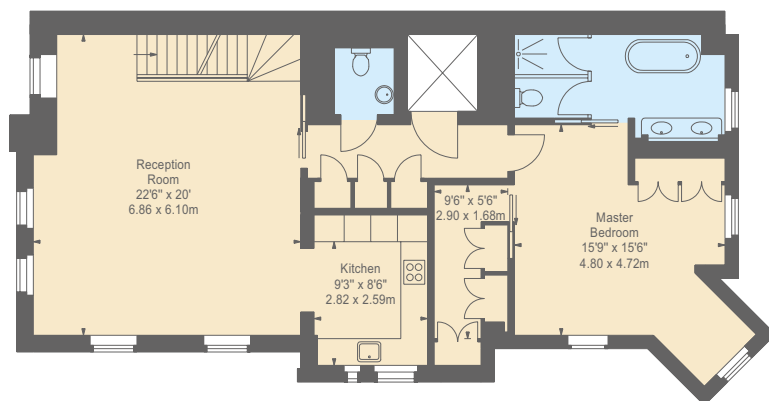
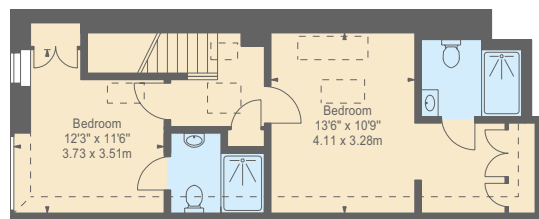
Flat 1, 2 and 3

- Reception room
- Kitchen
- Principal bedroom with ensuite bathroom
- Second bedroom with ensuite shower room
- Guest cloakroom



Penthouse

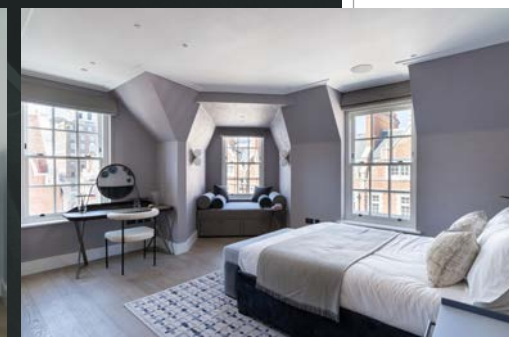
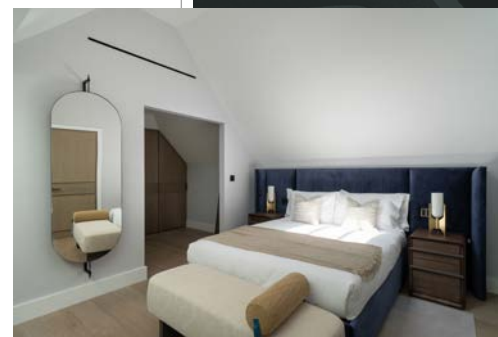
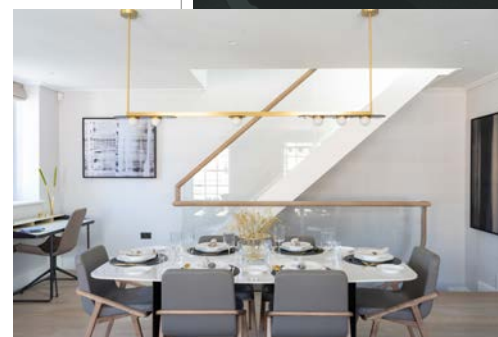
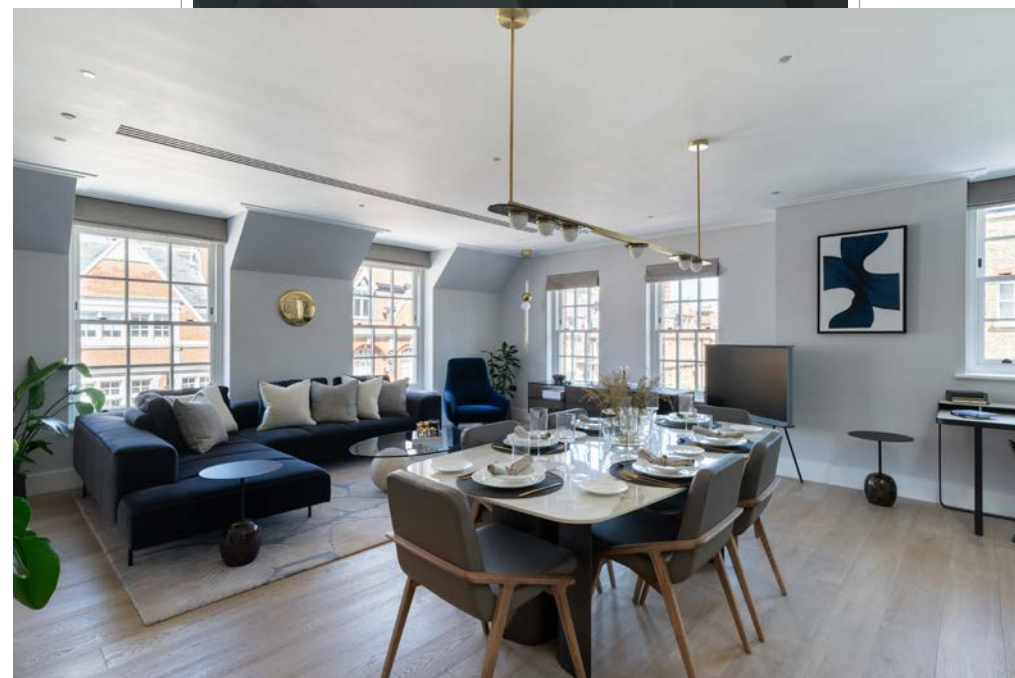
Set over the top two floors, this exceptional three-bedroom penthouse apartment offers a considered layout enhanced by the contemporary interior design. The direct lift access to the fourth floor opens on to the generous reception room and separate kitchen with marble worktops and Miele appliances. There is also an opulent master bedroom suite with walk-in wardrobes. Two tremendous and equally sized double bedroom suits cover the 5th floor.



THIRD FLOOR
ENTRANCE

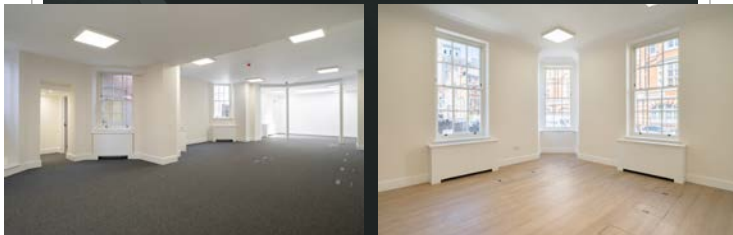
FOURTH & FIFTH FLOOR DUPLEX FLAT 4

- Reception room
- Kitchen
- Principal bedroom – ensuite with bath and shower
- Second bedroom – ensuite shower room
- Third bedroom – ensuite shower room
- Guest cloakroom



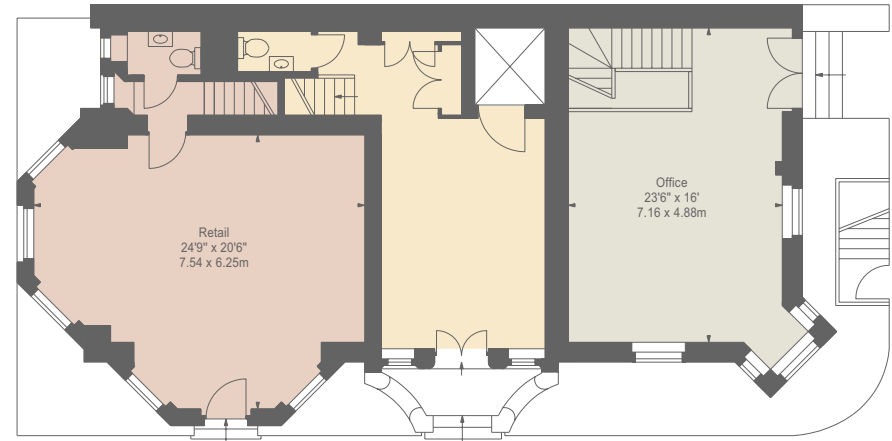
Retail

Mount Street is Mayfair's premier luxury retailing district and attracts names such as Celine, Goyard, Moynat and Pragnalls. The shop is located at the western end of the street, adjacent to Purdy and covers the Ground and Lower Ground floor.

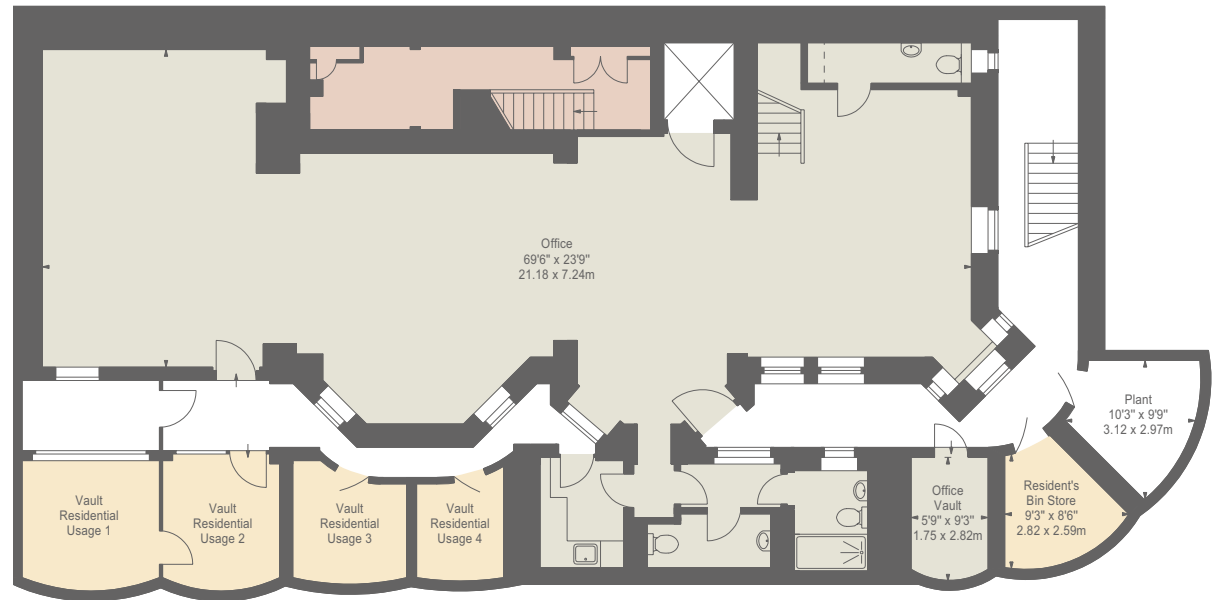


Office

The self-contained office has a discreet private entrance on Balfour Place. There is a large sized reception and principal office space on the raised ground floor with the lower ground floor spanning the entire width of the building offering excellent and flexible workspace. There is plenty of natural light throughout with windows to two elevations.



GROUND FLOOR



LOWER GROUND FLOOR





TERMS

TENURE: FREEHOLD

ASKING PRICE: £40,000,000

VIEWING
BY APPOINTMENT WITH
THE JOINT SOLE AGENTS



CLIFTON
— PROPERTY PARTNERS —

James McManus
Clifton Property Partners Ltd
T +44(0)20 7409 5087
M + 44 (0) 7969 570 123
james@cliftonpp.com

CBRE

THE

Private Office

Charles Lloyd
CBRE Ltd
T +44(0)20 7182 2000
M +44(0)7990 130 525
charles.lloyd@cbre.com

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