



# Maddox Street

Mayfair, W1S

Offers in excess of  
£1,000,000

A well presented one bedroom one bathroom second floor apartment with high ceilings and large south-facing reception windows and air conditioning throughout. Located at the preferred end of Maddox Street, just off New Bond Street.



# Maddox Street

## Mayfair, W1S

- Ideal pied-a-terre
- Well proportioned
- Air-conditioning
- Wood Flooring
- Contemporary Feel





A well-presented one-bedroom apartment with wooden flooring and air-conditioning throughout. Located on the fourth floor of a smart modern block with lift.

The apartment comprises a south facing reception room, separate kitchen with modern integrated appliances, bedroom with fitted storage and an en-suite bathroom.

Maddox Street is ideally situated by some of Mayfair's finest shopping options and an array of luxury jewellers, designer boutiques and a number of exclusive restaurants

**Tenure:** Leasehold 98 years 1 months

**Service Charge:** £4208.16

**Ground Rent:** £100 Tbc

**Local Authority:** Westminster

**Council Tax Band:** G

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-100)	B		
(81-91)	C	80	84
(69-80)	D		
(55-68)	E		
(39-54)	F		
(21-38)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

### *Chestertons Mayfair Sales*

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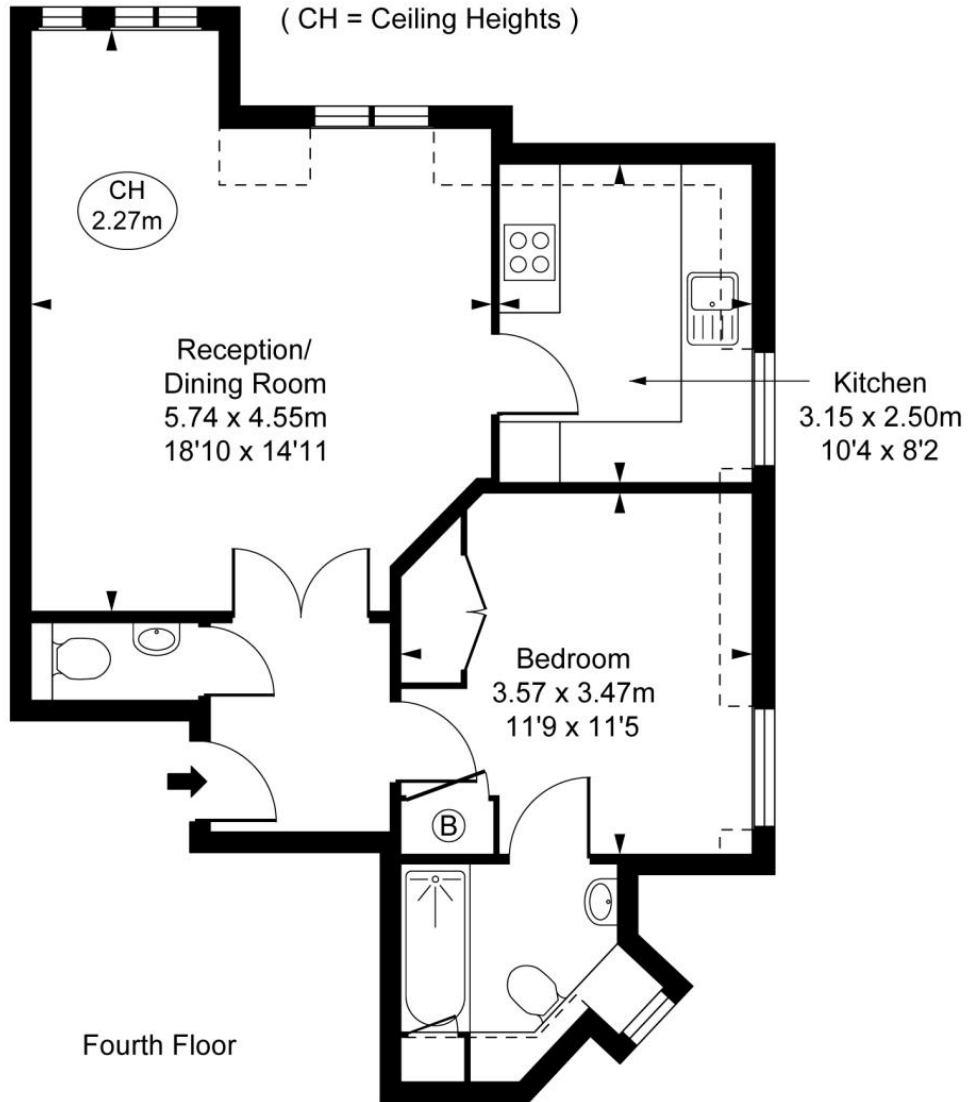
chestertons.co.uk

Mark House,  
Maddox Street, W1S

Approximate Gross Internal Area  
53.50 sq m / 576 sq ft

( Including restricted height  
under 1.5m [-----] )

( CH = Ceiling Heights )



This plan is not to scale. It is for guidance and not for valuation purposes.  
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.  
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