

Avery Row, Mayfair, London WIK



Avery Row Mayfair WlK

The property which benefits from its own stand alone entrance, has been meticulously re-developed, with open plan kitchen, reception room, generous master bedroom, second bedroom and two bespoke bathrooms. It also benefits from Air conditioning throughout.

Avery Row is a secluded pedestrianised street, set back from the prestigious New Bond Street. It benefits from some of the best artisan offerings as well as being a stone's throw away from one of the world's most iconic shopping districts. Bond Street tube station is also moments away, which now benefits from the newly opened Elizabeth line, allowing transport to Heathrow airport in 30 minutes.









EPC

Guide price: £1,895,500

Tenure: Leasehold: approximately 99 years remaining

Service charge: £1,113.00 per annum, reviewed every year, next review due

2025

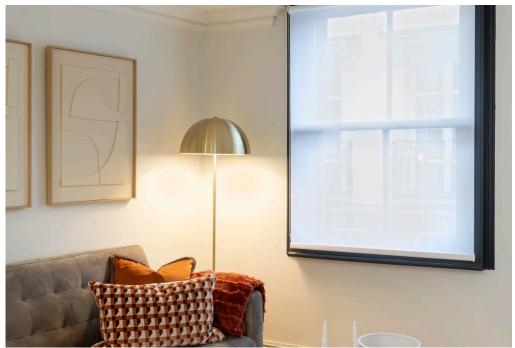
Ground rent: Peppercorn

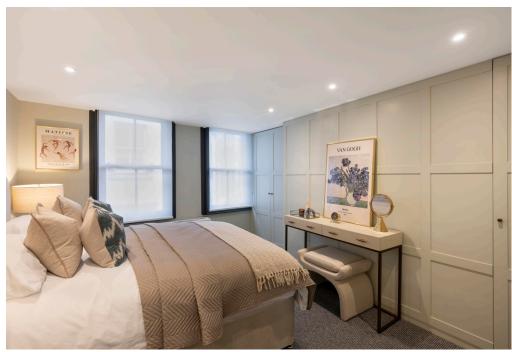
Local authority: City of Westminster

Council tax band: F

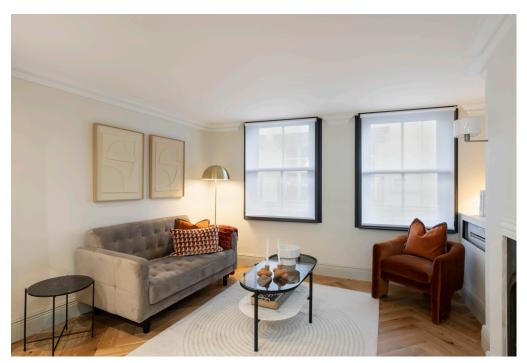


















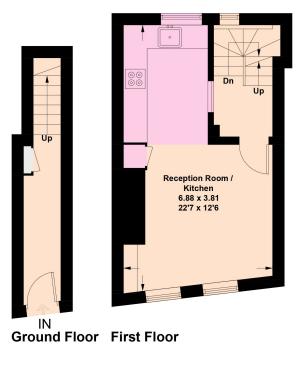


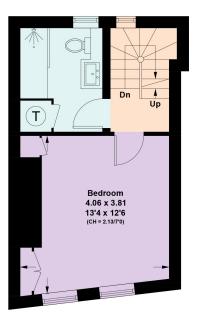
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

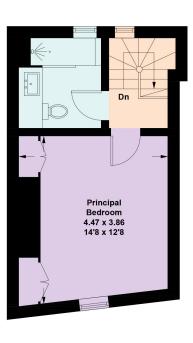
Avery Row, W1K

Approximate Floor Area = 81.9 sq m / 881 sq ft Including Limited Use Area (0.4 sg m / 4 sg ft)









Second Floor

Third Floor

Knight Frank Mayfair

120a Mount Street I would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated December 2023. Photographs and videos dated December 2023.

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