

Adam's Row, Mayfair, London **WIK**



Location

Tucked behind Mount Street and to the east of South Audley Street, this charming mews house is situated in one of Mayfair's most prime addresses. Adam's Row benefits from a wonderful location in the heart of London's oldest and most renowned district. It is within close proximity of the world-famous Connaught Hotel and Berkeley Square, and is perfectly situated for the finest boutiques, bars, private members' clubs, art galleries and restaurants that Mayfair. The extensive, open spaces of Hyde Park, Green Park and St. James's Park are all within walking distance of the property. Excellent local transport links include Bond Street Underground (Central and Elizabeth Lines) and Green Park Station (Jubilee, Piccadilly and Victoria Lines).



Guide price: £6,250,000

Tenure: Leasehold: approximately 104 years remaining

Ground rent: We have been unable to confirm this. Please make your own enquiries.

Local authority: City of Westminster

Council tax band: H







Accommodation

This stylish, period mews is immaculately presented and offers contemporary interiors with generous, open plan living space. Refurbished to a high standard, the property is wide and spacious, extending to over 3,000 square feet. The open plan reception and dining space is ideal for entertaining, and the kitchen is situated just off this space.

Accommodation further comprises four bedrooms, all with en suite facilities, and a south-facing roof terrace accessed from the third floor. Superb space both inside and out, coupled with the rare benefit of having an integral garage and an excellent location, makes this property an ideal Mayfair home.





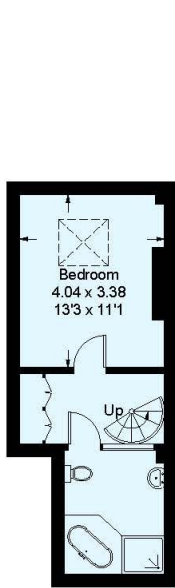


NO PARKING

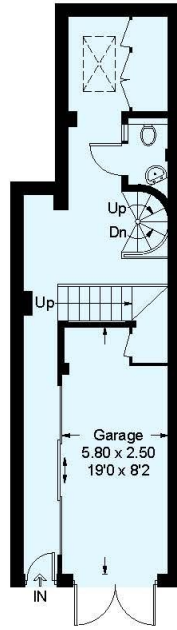
NO PARKING
Between
11.30am
and 3pm

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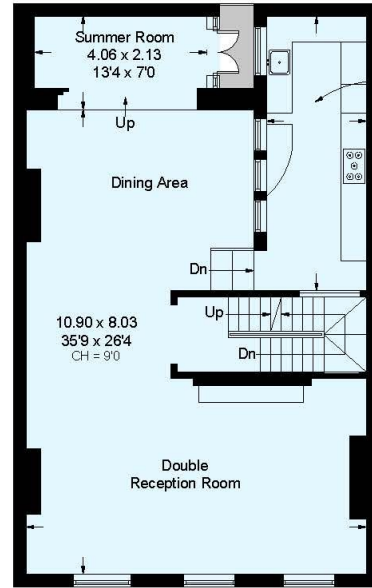




Lower Ground Floor
27.0 sq m / 291 sq ft

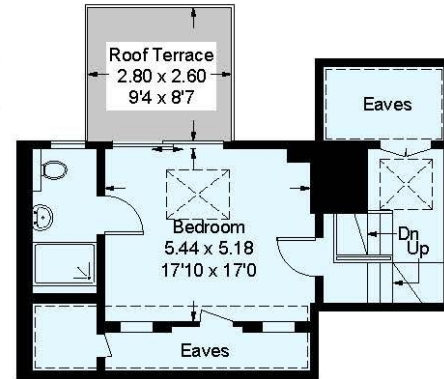


Raised Ground Floor
40.5 sq m / 436 sq ft
(Including Garage)




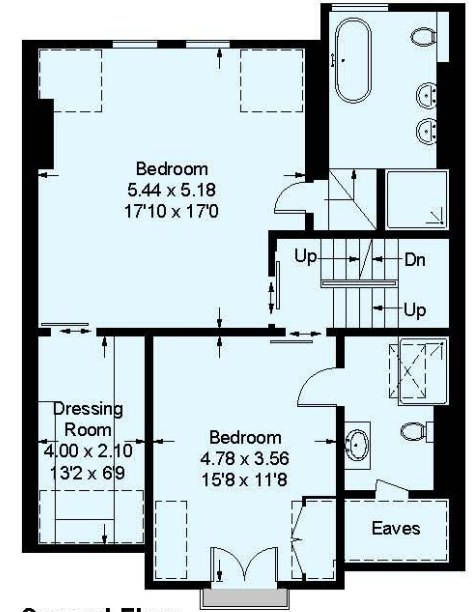
First Floor
101.4 sq m / 1091 sq ft

Kitchen
6.48 x 2.34
21'3 x 7'8



Third Floor
34.8 sq m / 374 sq ft
(Including Reduced Head Height / Eaves)

 = Reduced headroom below 1.5m / 5'0



Second Floor
82.1 sq m / 884 sq ft
(Including Reduced Head Height / Eaves)

**Approximate Gross Internal Floor Area
(Including Reduced Head Height/Eaves)**
285.8 sq m / 3,076 sq ft

**Approximate Gross Internal Floor Area
(Excluding Reduced Head Height/Eaves)**
264.9 sq m / 2,851 sq ft

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.

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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 January 2024. Photographs and videos dated January 2024.

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