



MOUNT STREET

MAYFAIR W1



A rarely available Mount Street trophy asset

As one of only a handful of properties with its own private entrance on the prestigious Mount Street, this is an extraordinary opportunity to acquire an exceptional Mayfair residence. Located on one of central London's most coveted super-prime residential streets, 95 Mount Street is a very rare commodity.

The apartment has been remodelled and designed with an importance placed on contemporary, spacious and stylish accommodation. The property benefits from natural light throughout and generous floor-to-ceiling windows. Split over four floors, the apartment benefits from a lift which operates from the first floor. Elegant and welcoming throughout, this sophisticated property is perfect for a discerning family or individual.

It is also worth noting that 95 Mount Street is the largest residence on Mount Street that backs on to the famous Mount Street Gardens. The whole rear of the building backs onto the stunning gardens, which brings a sense of unrivalled calm and tranquillity to the residence.





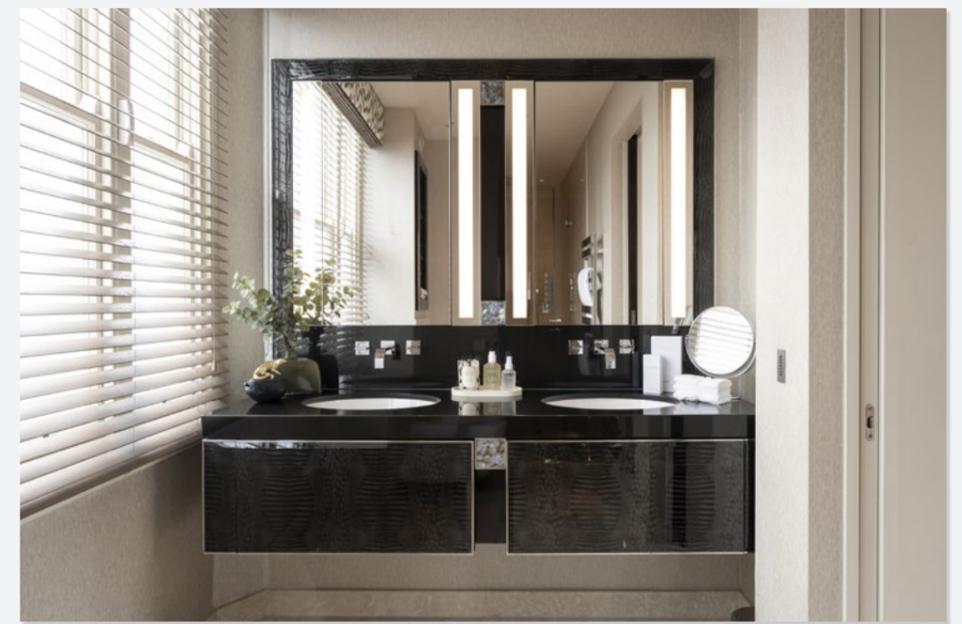












Mount Street is located in the heart of Mayfair Village and is one of the most desirable locations in the area, running from Park Lane to Berkeley Square. The street is lined with elegant Victorian and Georgian buildings, and is home to an array of designer boutiques and exclusive restaurants.

Mayfair is London's oldest and most renowned district, and the property is perfectly located for the private members' clubs, galleries, and restaurants that Mayfair has to offer, including Scott's, George and Annabel's. One of London's finest hotels, The Connaught, is just a short walk away and showcases an array of unrivalled culinary experiences including the three Michelin stars of Hélène Darroze. Mount Street is also just moments from the designer retailers along Old Bond Street.

The apartment is moments away from green spaces including Grosvenor Square, Hyde Park and Mount Street Gardens. Excellent local transport links include underground connections from Green Park (Jubilee, Victoria, and Piccadilly lines) and Bond Street (Central, Jubilee, and Elizabeth lines).



Guide Price
£20,000,000

Tenure
Leasehold, 111 years
remaining

Ground Rent
Peppercorn

Service Charge
£14,224.12 per annum,
next review due 2025

Local Authority
City of Westminster

Council Tax
Band H

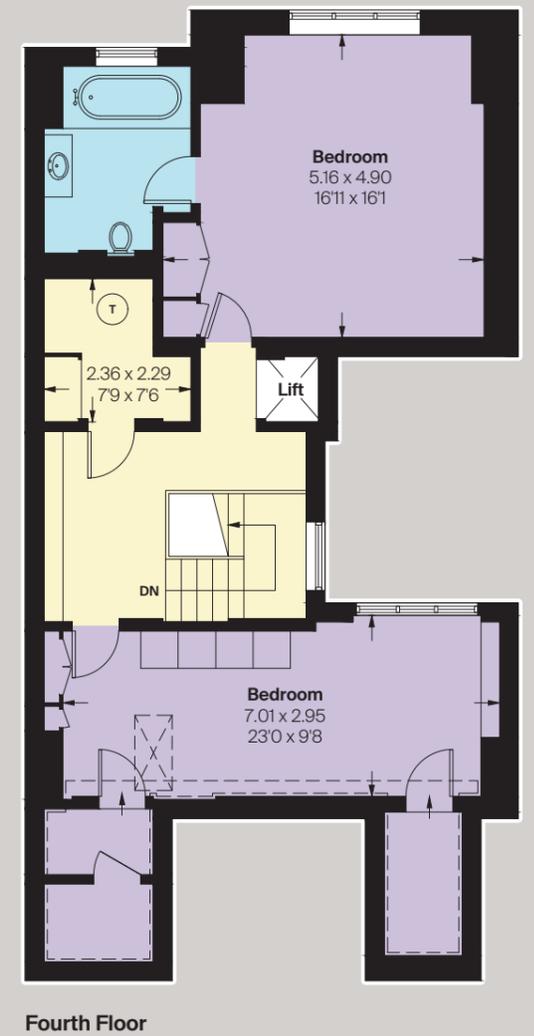
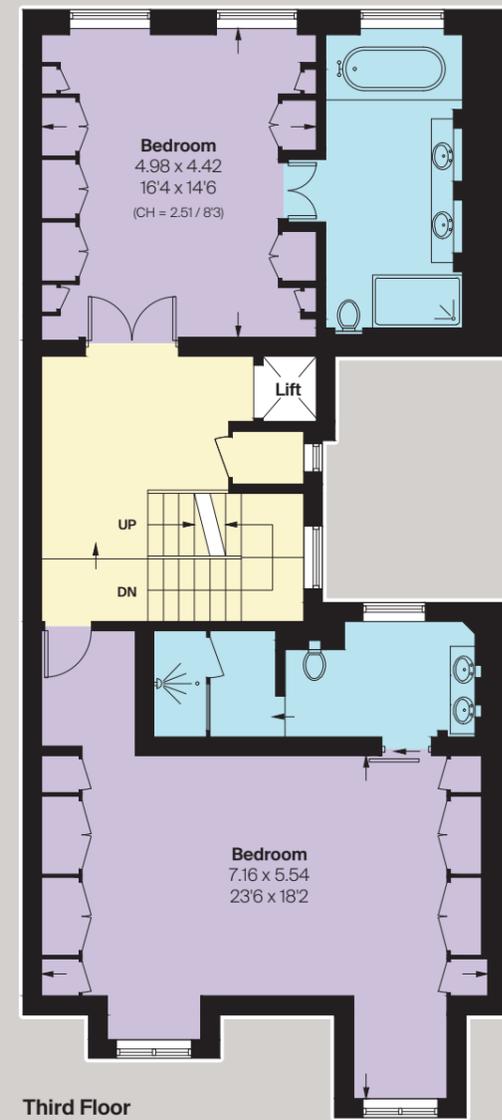
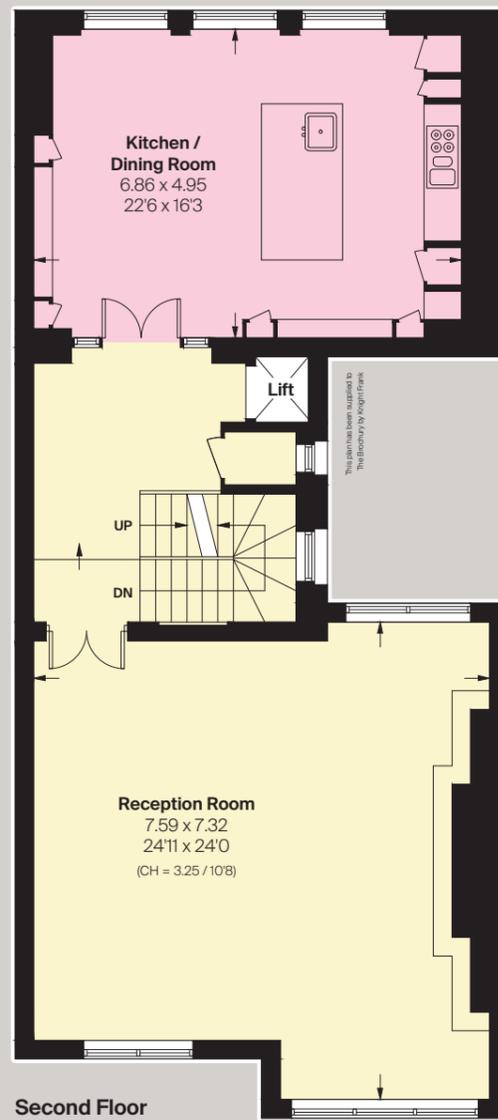
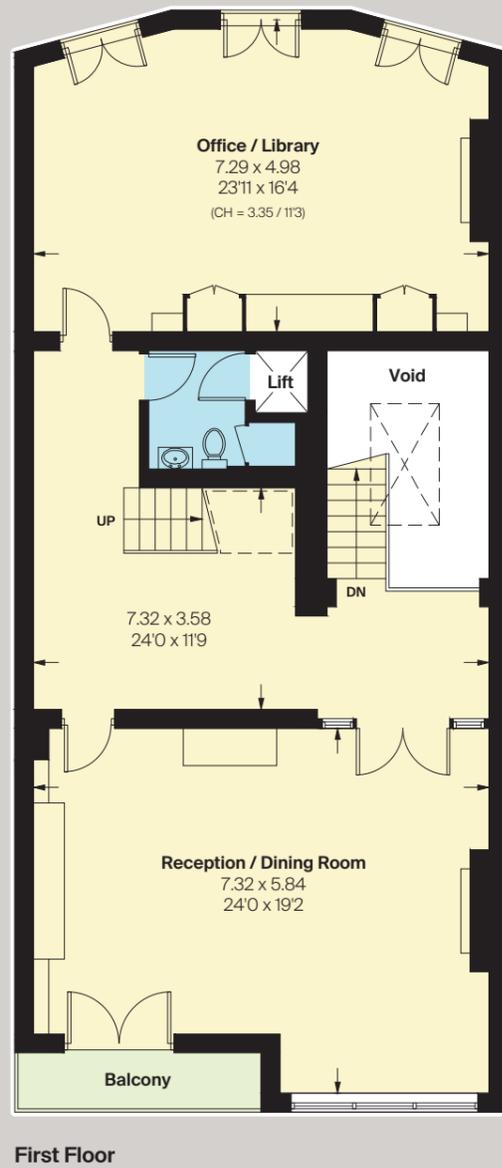
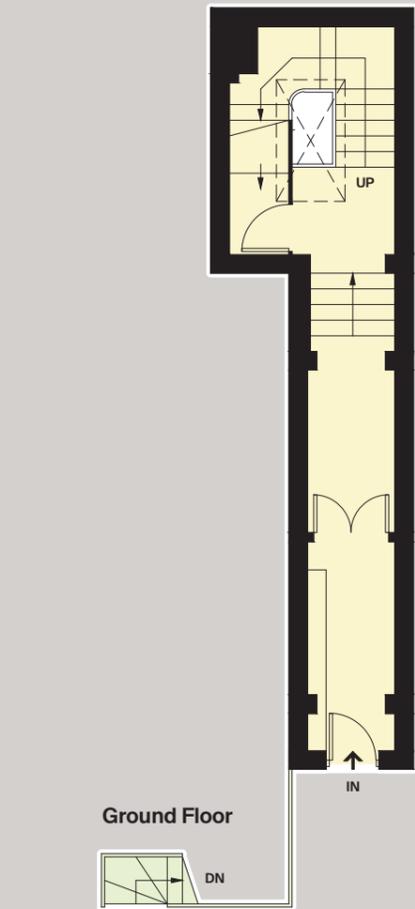
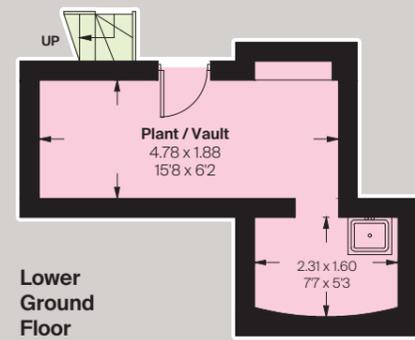
EPC
Rating D

Approximate Floor Area
4,497 sq ft / 417.8 sq m

Plant / Vault
146 sq ft / 13.6 sq m

Total
4,643 sq ft / 431.4 sq m
including limited use area
140 sq ft / 13.0 sq m
excluding void

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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Your partners in property



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 May 2024. Photographs and videos dated May 2024.

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