



55 Conduit Street,  
, W1S

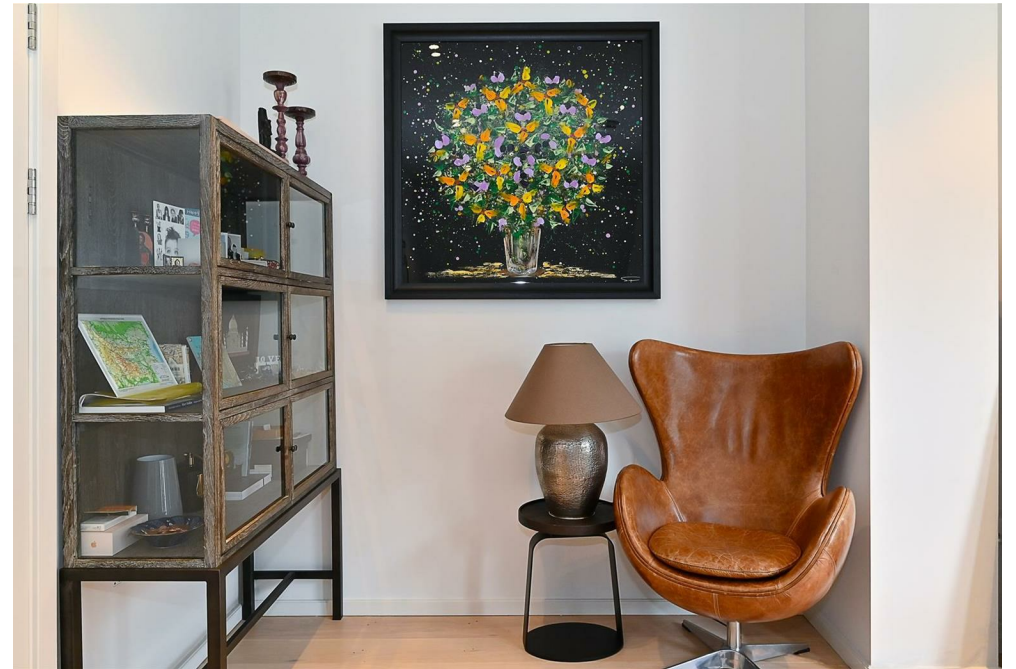
Asking Price £1,999,950, Leasehold

NAPIER WATT

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35 Berkeley Square, Mayfair, London, W1J 5BF











## Description

A bright well presented two bedroom, two bathroom apartment measuring 721 sq ft (67 sq m), which has been specified and finished to developer Artesian's exemplary standards.

Located on the two floor of the building the apartment provides a generous reception positioned to the front of the apartment boasting a large bay window allowing natural light to flood the room. Both bedrooms are located to the rear, with the master bedroom benefitting from an extensive range of wardrobes by Poliform of Chelsea and a sumptuous en-suite shower. The second bedroom has use of a separate shower room which doubles as a guest cloakroom. There is a well-equipped kitchen and separate utility room.

55 Conduit Street is a striking period property, centrally located on this highly coveted Mayfair address. Just five apartments make up this boutique development, which is positioned in the heart of Mayfair bounded by Berkeley Square to the west and Regent Street to the east enjoying an enviable position nestled amongst some of the finest establishments in London.

## Key Features

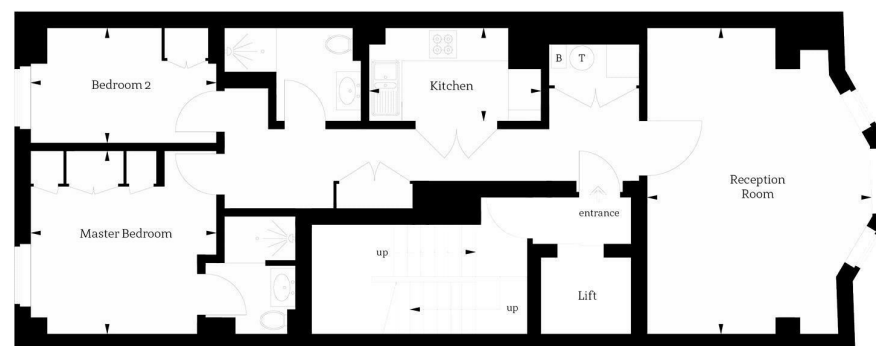
- 2ND FLOOR WITH LIFT
- 100M FROM REGENTS STREET
- LONG LEASE
- COMFORT COOLING
- SOME WOOD FLOORS
- TWO FLATS AVAILABLE

## Terms

Leasehold : 250 years from 1 October 2014 ie 242 years

Ground Rent: £250 per half year

Service Charge: Approx £2,970 per half year



Apartment 2 - Second Floor

IMPORTANT: We would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.