



55, Conduit Street,
, W1S

Asking Price £1,350,000, Leasehold

NAPIER WATT

T: 0207 935 0011
E: enquiries@napierwatt.co.uk
W: napierwatt.co.uk

35 Berkeley Square, Mayfair, London, W1J 5BF







Description

A 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 third 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

- 3RD FLOOR WITH LIFT
- 100M FROM REGENTS STREET
- LONG LEASE
- COMFORT COOLING
- SOME WOOD FLOORS

Terms

Leasehold : 250 years from 1 October 2014 ie 240 years

Ground Rent: £500 per annum

Service Charge: £7,847.64 per annum

Council Tax Westminster Band G



APARTMENT 3, THIRD 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.