



MADDOX STREET  
Mayfair W1S



# LUXURIOUS LIVING IN MAYFAIR

A bright and stylish fourth-floor one-bedroom flat with air conditioning, lift access and charming Juliette balconies.



1 1 1 C



Local Authority: City of Westminster

Council Tax band: F

Tenure: Leasehold, approximately 985 years remaining

Ground rent: £350 per annum, reviewed every year, next review due 2027

Service charge: £6,300 per annum, reviewed every year, next review due 2027

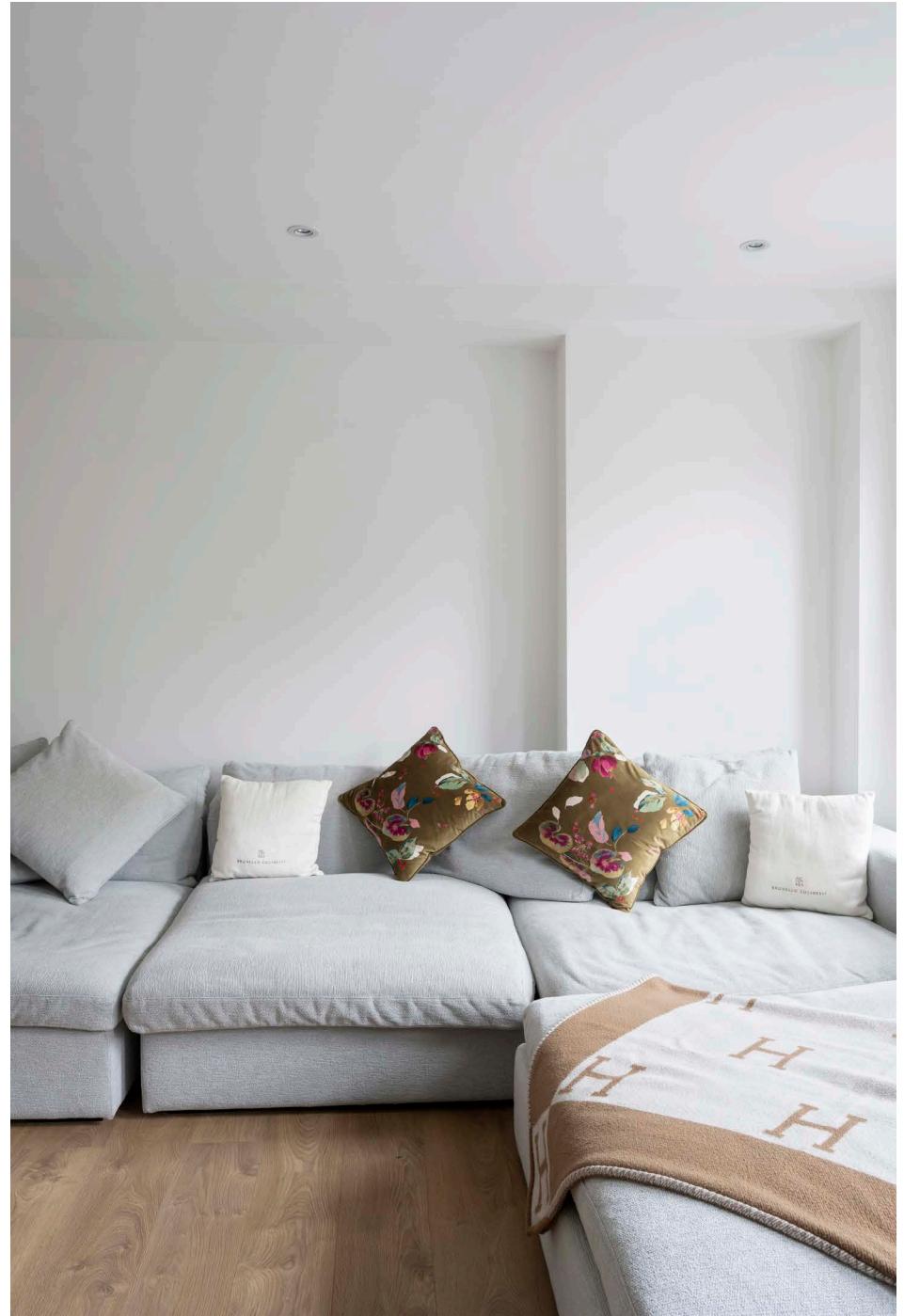
Guide price £1,300,000

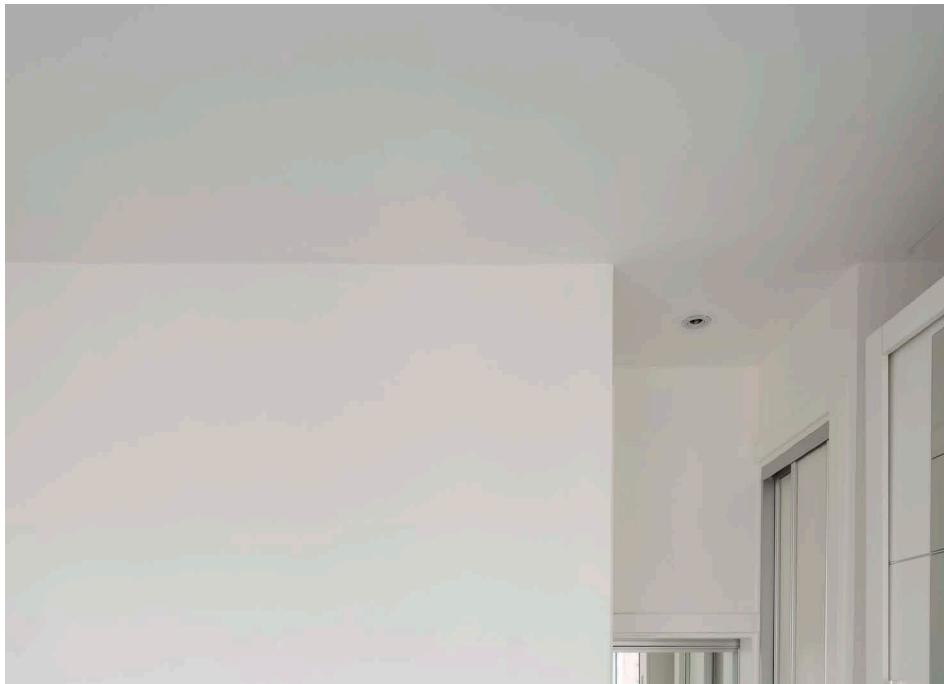


## MADDOX STREET, MAYFAIR W1

This beautifully presented fourth-floor lateral flat offers 672 sq ft of bright, modern living space. The well-proportioned one-bedroom layout includes a generous reception room filled with natural light. The spacious bedroom is enhanced by Juliette balconies that bring the outdoors in. The property features a contemporary bathroom and a sleek kitchen, all maintained to a high standard. Comfort is prioritised with full air conditioning, while a lift provides effortless access throughout the building. Ideal for a first-time buyer, pied-à-terre, or investment, this stylish home combines convenience and elegance in a desirable setting.

This property enjoys a prime Mayfair address surrounded by luxury boutiques, acclaimed dining, and cultural landmarks. With excellent transport links, green spaces nearby, and an exclusive neighbourhood atmosphere, it offers an exceptional blend of convenience, sophistication, and central London living.





POLLEN  
STREET W1  
CITY OF WESTMINSTER

KANISHKA

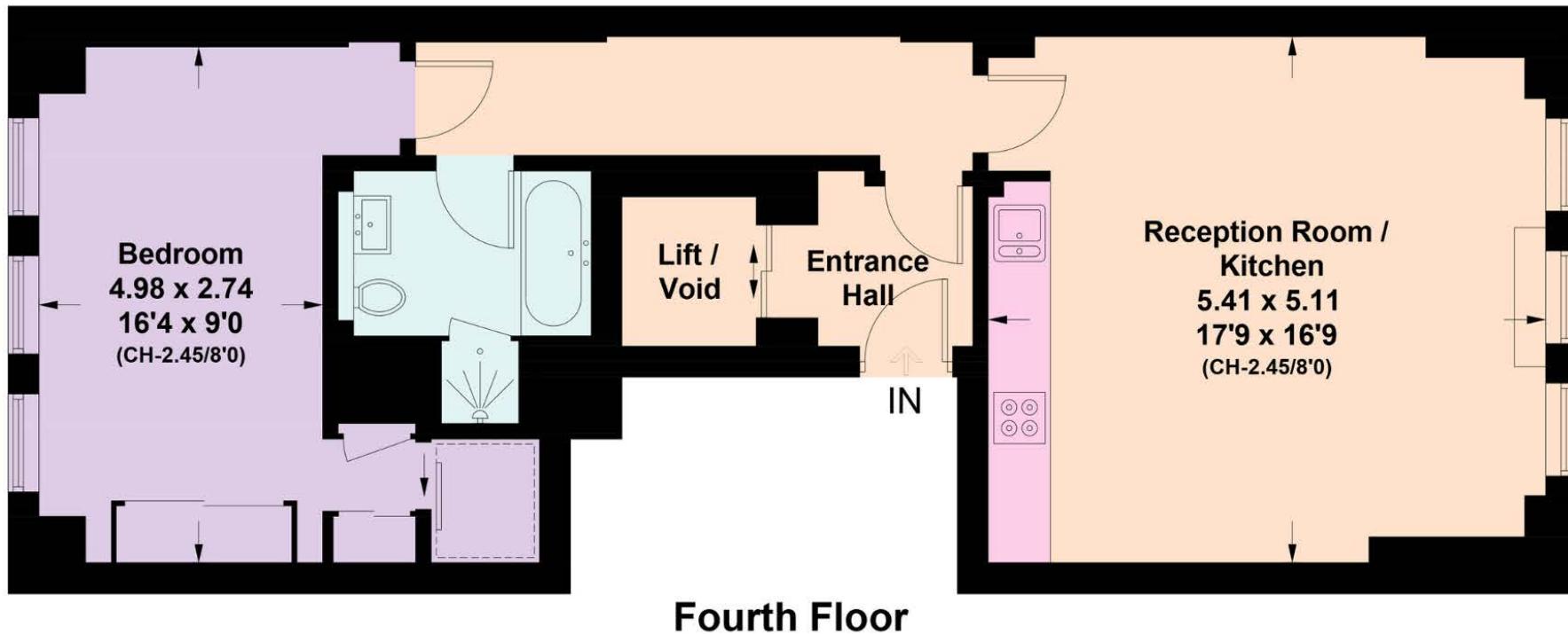
KANISHKA BY ATUL KOCHHAR

L'EXPRESS  
COFFEE

Pedestrian  
and cycle  
Zone  
ENDS

METR  
BREAKF  
L'EXPRESS

[---] = Reduced head height below 1.5m



(Excluding Lift / Void)

Approximate Gross Internal Area = 62.4 sq m / 672 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



We would be delighted  
to tell you more.

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