



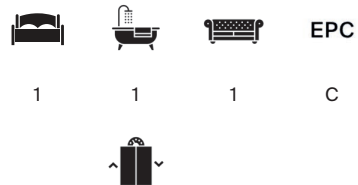
## SHEPHERDS HOUSE

Mayfair W1K



# PRIME MAYFAIR LIVING

A refined 560 sq ft one bedroom apartment on Lees Place, offering elegant first-floor living with timeless style and modern comfort.



Local Authority: City of Westminster

Council Tax band: G

Tenure: Leasehold, 125 years remaining

Ground rent: Peppercorn

Service charge: £2,890 per annum, reviewed every year, next review due 2027

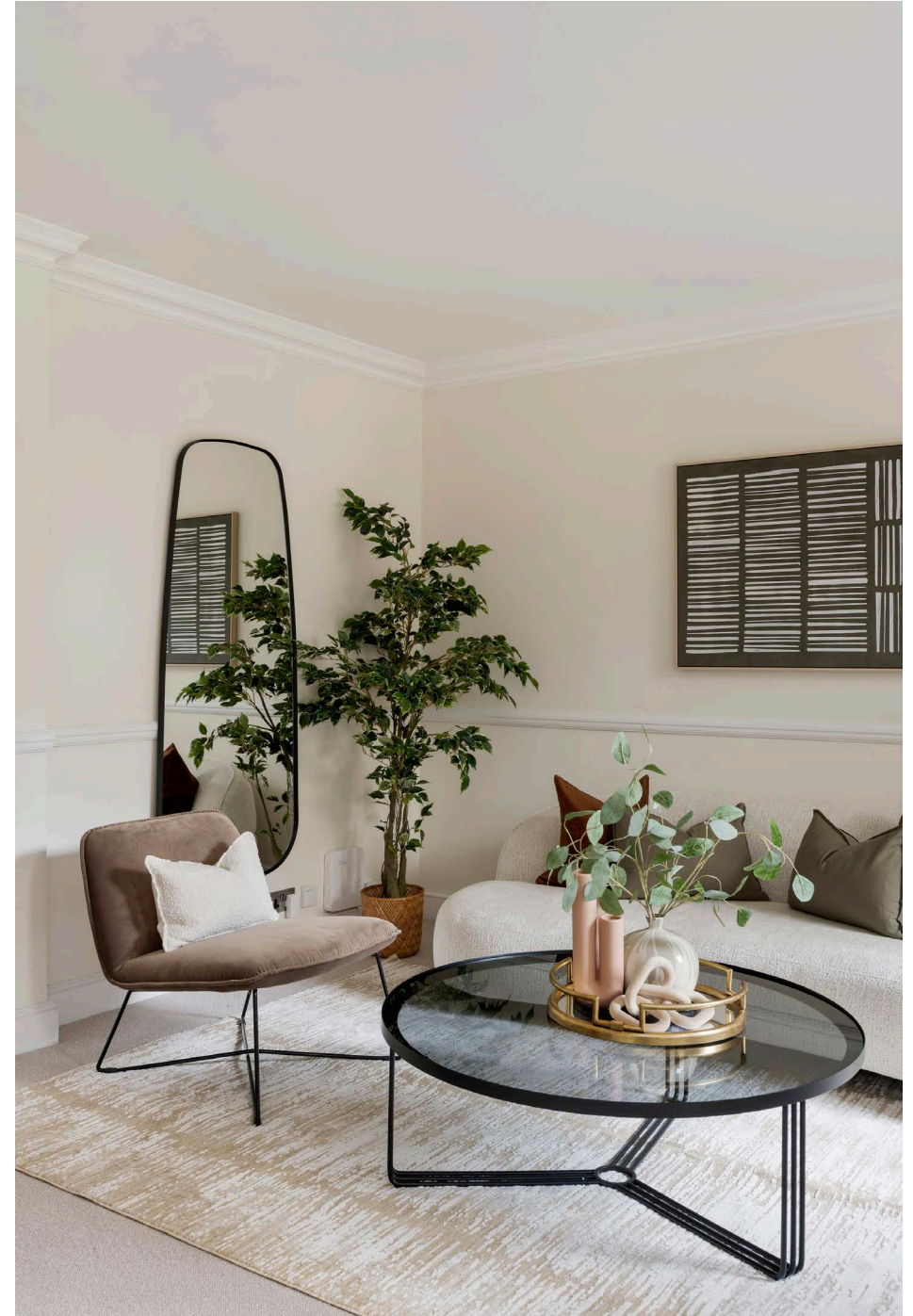
**Guide price: £950,000**



## LEES PLACE, MAYFAIR WIK

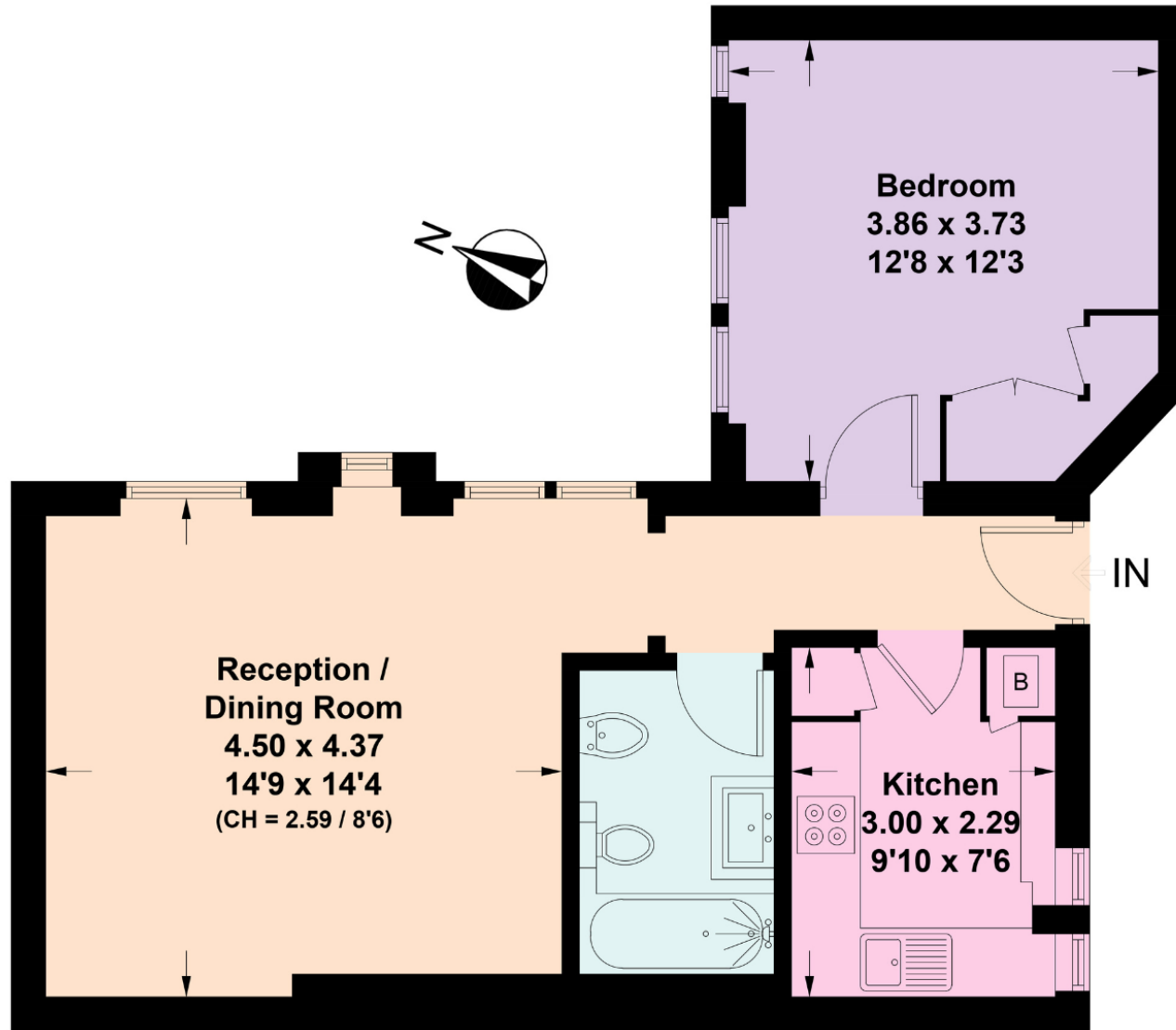
Nestled on desirable Lees Place in the heart of Mayfair, this elegant first-floor lateral flat offers refined living set within a well-maintained building with lift access. The beautifully arranged one-bedroom home features a bright, spacious reception room that creates an inviting atmosphere for relaxing or entertaining. The generous double bedroom has ample storage, built-in for convenience and is complemented by a sleek, contemporary bathroom. Thoughtfully designed throughout, the flat blends traditional comfort with classic sophistication.

Lees Place offers excellent access to some of London's premier shopping destinations such as New Bond Street, Oxford Street and Regent Street. For public transport, Oxford Circus and Bond Street underground stations are conveniently located, providing seamless connections across London with access to the Elizabeth Line, Central Line and Victoria Line.









## First Floor

Approximate Gross Internal Area = 52 sq m / 560 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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