



**WETHERELL**  
MAYFAIR'S FINEST PROPERTIES



## GREEN STREET, W1K

£4,200,000

An unparalleled and recently refurbished duplex apartment on a prime Mayfair street.

Set over the raised ground and lower ground floor with approximately 80 foot of south facing frontage on Green Street,  
a three bedroom apartment with further windows overlooking Park Street and Red Place.

With exceptionally high ceilings and large sash windows, both the grand reception room and principal bedroom are naturally bright. The kitchen is fully fitted with Gaggenau appliances. The bedrooms all include en suite bathrooms which have been finished in marble. The principal bedroom has a dressing area and the other bedrooms have built-in wardrobes. The property also offers underfloor heating and air-conditioning.

TENURE: Share of freehold (998 years remaining on the lease)

SERVICE CHARGE: Approximately £20,733 per annum

GROUND RENT: Peppercom

GREEN STREET HAS HAD A NUMBER OF SIGNIFICANT RESIDENTS INCLUDING VARIOUS MEMBERS OF THE BRITISH ARISTOCRACY, JAMES BOND AUTHOR IAN FLEMING, AS WELL AS THE BEATLES.

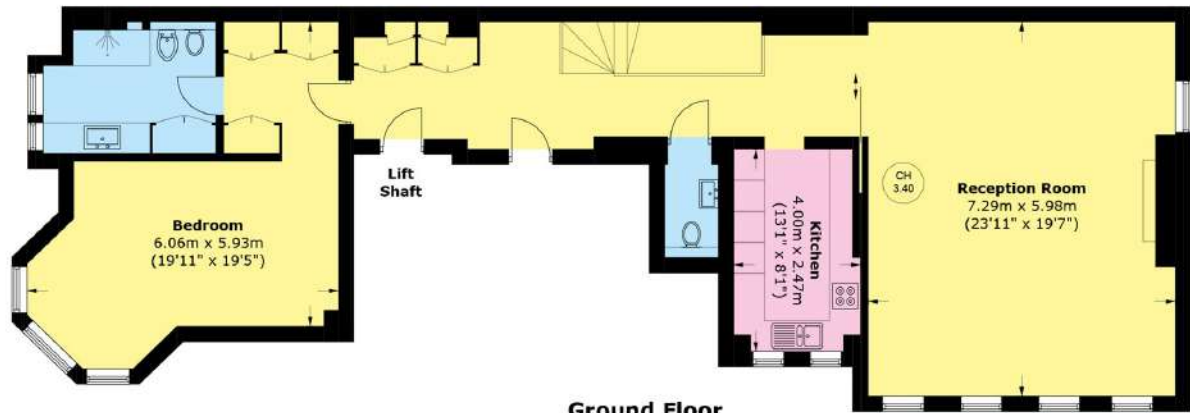


### FEATURES

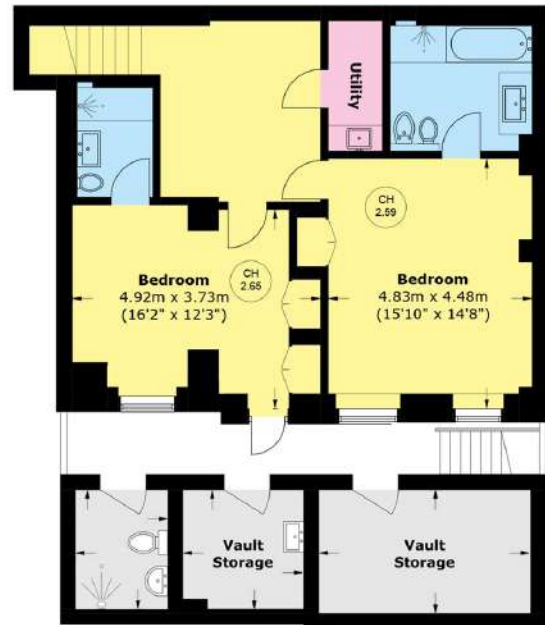
- Green Street • Three bedrooms • Three bathrooms • Grand reception room • High ceilings • Air-conditioning •



# GREEN STREET, LONDON, W1K



**Ground Floor**



**Lower Ground Floor**

Total area (approx.): 184.0 sq. m (1,980.5 sq. ft)  
Vault area (approx.): 21.8 sq. m (234.6 sq. ft)  
Pathway area (approx.): 19.9 sq. m (214.2 sq. ft)



**WETHERELL**  
MAYFAIR'S FINEST PROPERTIES

102 Mount Street,  
London, W1K 2TH  
T: 020 7529 5566  
E: sales@wetherell.co.uk

We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their working order.

wetherell.co.uk