



SOUTH MOLTON STREET

Mayfair W1K



LUXURIOUS LIVING IN THE HEART OF LONDON

Exceptional three bedroom duplex apartment with two terraces in
the heart of Mayfair.



Local Authority: City of Westminster

Council Tax band: G

Tenure: Leasehold, approximately 97 years remaining

Service charge: Approximately £11,362.10 per annum, reviewed once per year, with the next review date currently unknown.

*Ground rent: unknown

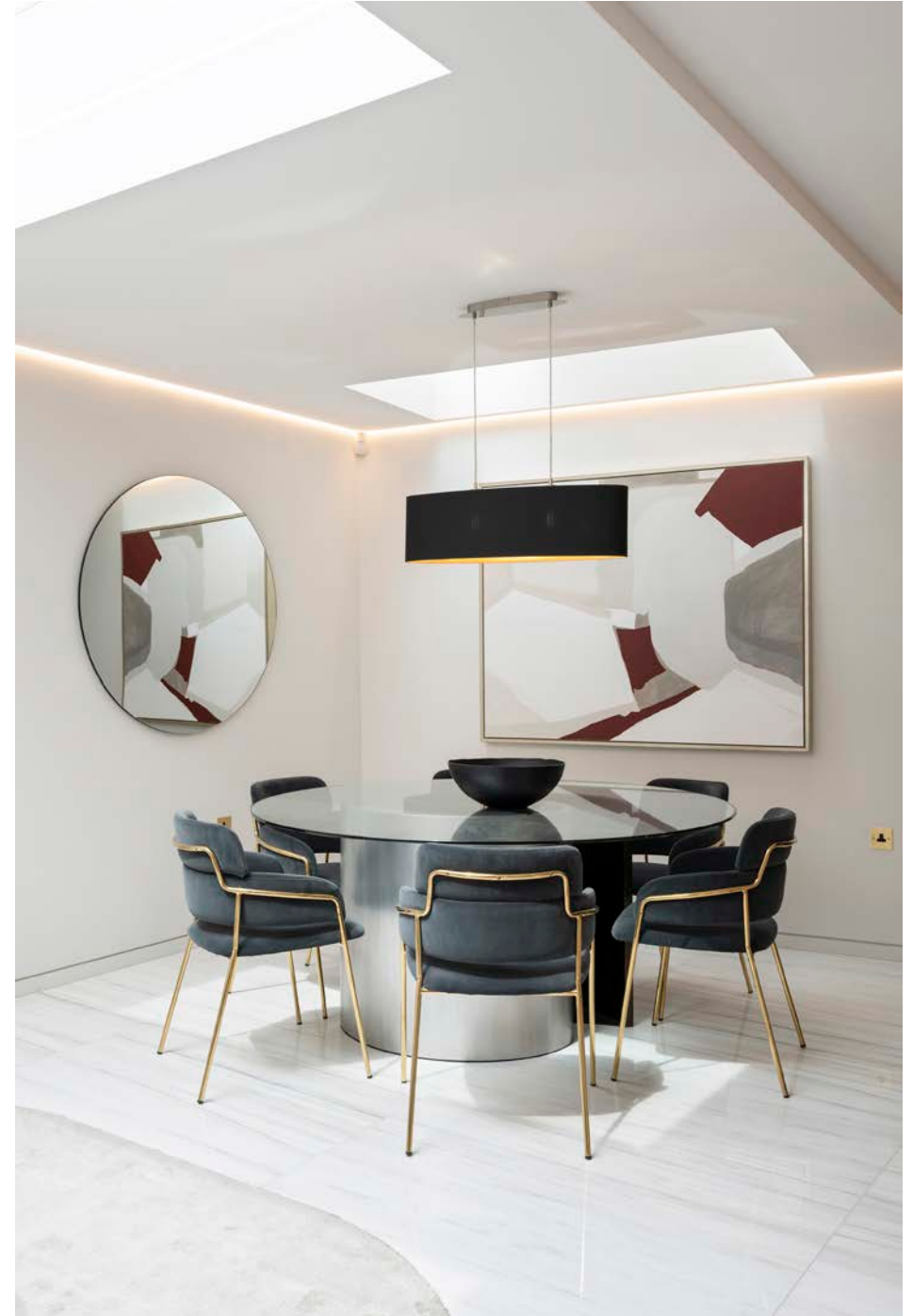
Guide price: £2,850,000



MEAD COURT, MAYFAIR WIK

An immaculate three bedroom apartment, arranged over the first, second and third floors of an attractive period building on South Molton Street, offering approximately 1,783 sq ft of well-balanced accommodation.

The first floor contains a spacious open-plan kitchen and reception room, creating an impressive entertaining space with clearly defined areas for dining and relaxation. The layout is both practical and sociable, with a separate WC positioned off the entrance hall.







The bedroom accommodation is arranged across the upper floors. The second floor provides a particularly generous principal bedroom suite, complete with a dressing room and en suite bathroom, alongside access to a terrace. This floor offers a separation from the main living space.

The third floor comprises two further double bedrooms, both well-proportioned, served by an additional bathroom. A second terrace is positioned on this level, providing further outside space and enhancing natural light throughout the upper floors.

The apartment benefits from a thoughtful layout across multiple floors, excellent storage, and appealing proportions throughout.

*Important Notice – Administrator Sale - This property is being marketed for sale on behalf of Joint Administrators and therefore no warranties, representations or guarantees are given in respect of the information in this brochure or any matter relating to the property, including VAT. Any information is provided without liability or reliance placed on it, the Administrators are acting as agents for the Company without personal liability'

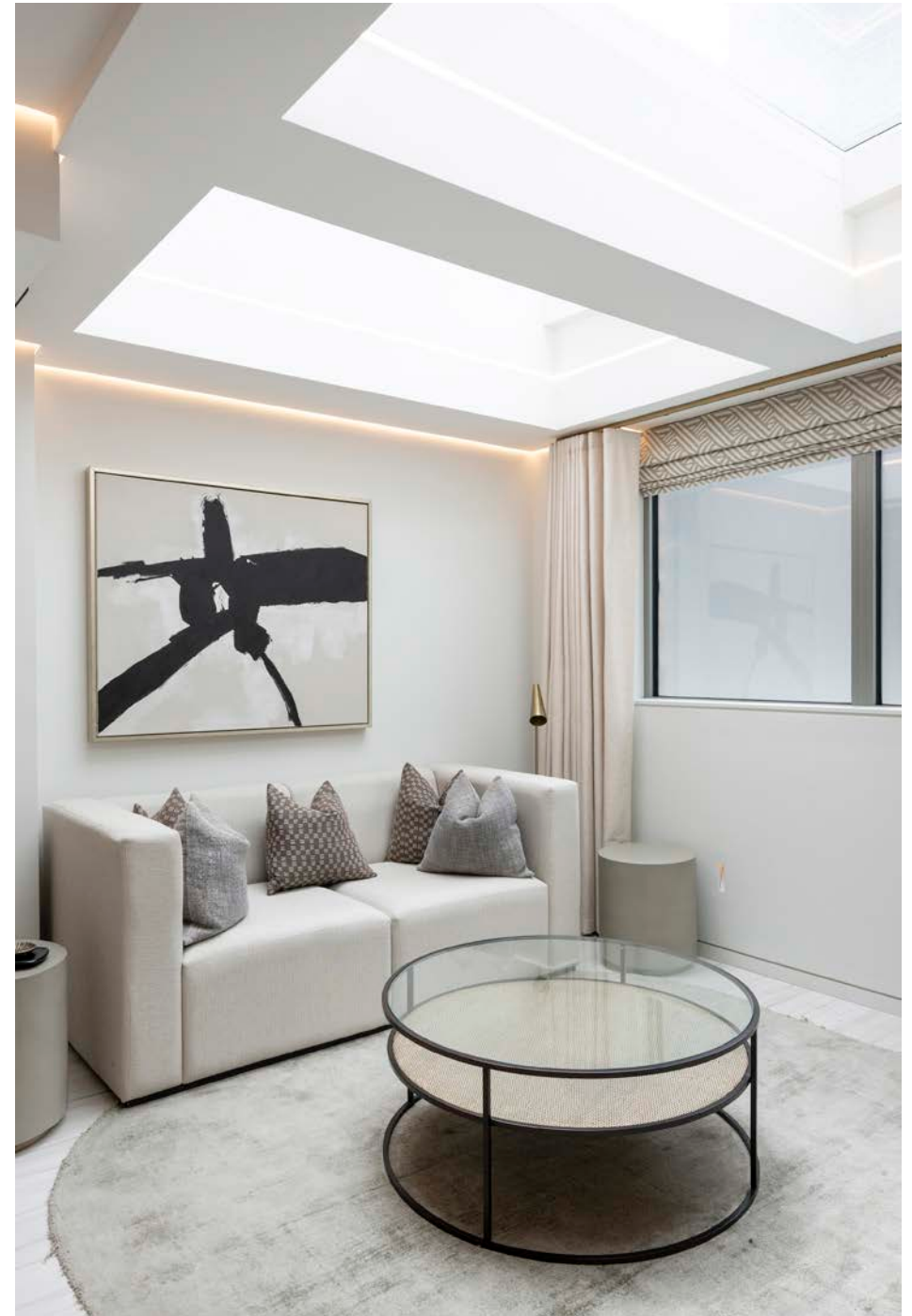
*Material Information Disclaimer - Please note, we have not yet received confirmation from the client regarding certain information for this property, including details of the service charge, ground rent, and any applicable review periods. You should ensure that you make your own enquiries, or instruct your advisors to do so, regarding all material information about this property.



THE BEST OF LONDON AT YOUR DOORSTEP

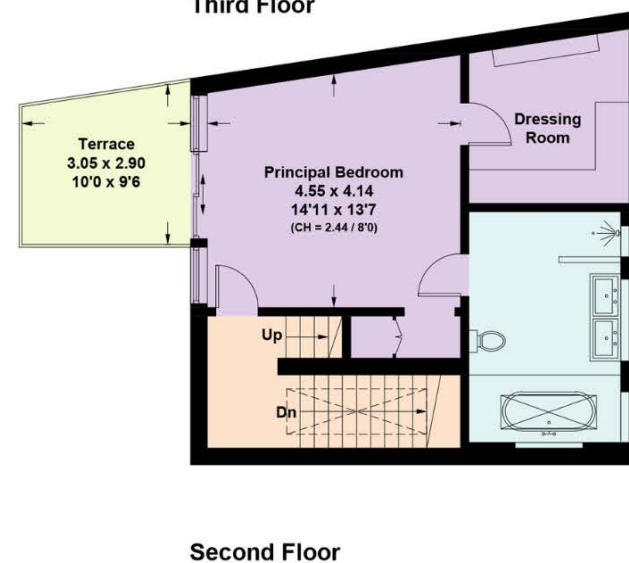
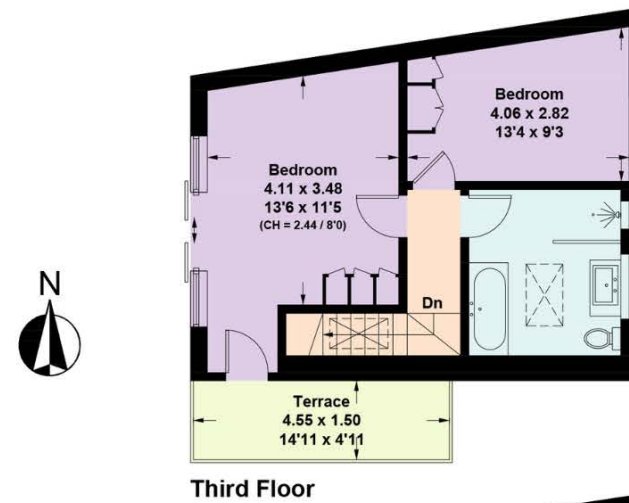
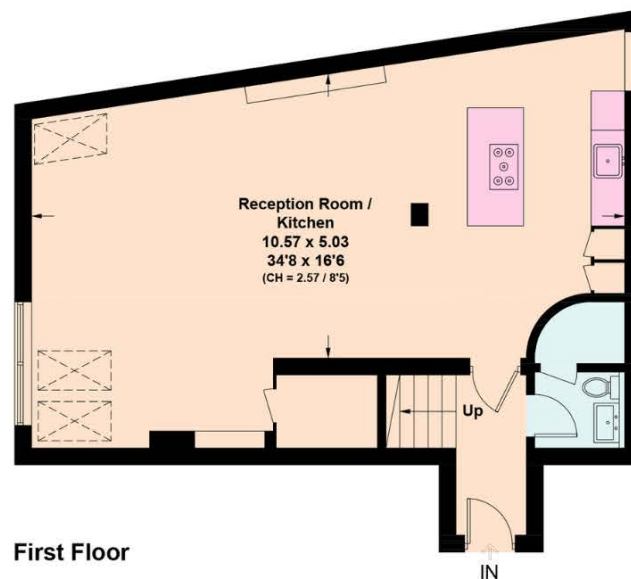
Mead Court is discreetly positioned on South Molton Street, one of Mayfair's most characterful addresses. The immediate area offers a curated selection of boutiques, cafés and restaurants, with nearby Mount Street and Grosvenor Square providing further high-end retail and dining options.

The property is well placed for access to Hyde Park, offering extensive green open space. Transport links are strong, with Bond Street station providing Central, Jubilee and Elizabeth line services, connecting across London.









Approximate Gross Internal Area = 165.7 sq m / 1,783 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.

Alastair Nicholson
+44 7436165017
alastair.nicholson@knightfrank.com

Knight Frank Mayfair
44 South Audley Street
W1K 2PX

[knightfrank.co.uk](https://www.knightfrank.co.uk)

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated June 2026. Photographs and videos dated June 2026. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.