Knight Frank

SOUTH AUDLEY STREET

MAYFAIR W1

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An interior-designed apartment in one of the most prestigious addresses in the heart of Mayfair

Interior-designed by Bruno Moinard, the apartment effortlessly blends style and quality with oak flooring and doors, silk linen wall coverings, and ebony wall panels. The large reception room boasts fantastic natural light that fills the volumetric rooms. Bespoke furniture by Promemoria helps to set a truly inviting atmosphere with a striking ebony coffee table, and tweed armchairs which complement the bronze and grey fossena stone fireplace. A sleek and cleverly designed kitchen with an extremely charming breakfast table is located within the protruding bay window.

The two bedroom suites are luxurious with wonderful built-in wardrobe space and both have a separate dressing room. The principal bedroom suite is simply stunning, with a light and delicate feel created by Australian crystal white stone. The second en-suite is just as impressive having been finished in bleu-de-svoie marble. The apartment further benefits from air conditioning, underfloor heating, and Crestron automation throughout.



Highlight of apartment's position in the buidling

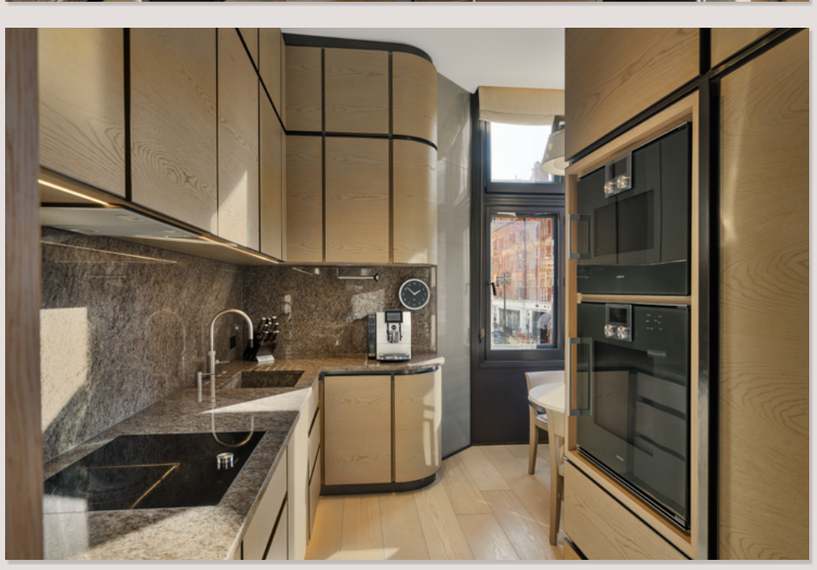
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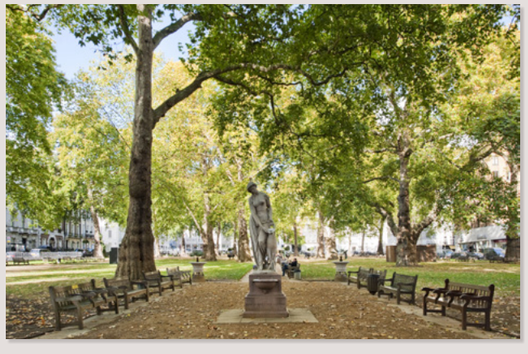


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Location

South Audley Street runs from Grosvenor Square down to Curzon Street, crossing the world-renowned Mount Street which is lined with a mix of luxury boutiques, high-end restaurants and exclusive private clubs. The property is situated between iconic bars and restaurants such as Harry's Bar and George, and is positioned in a quiet enclave next to Grosvenor Chapel.

South Audley Street is one of the most prestigious addresses in the heart of London's Mayfair district, offering a blend of historical elegance and modern luxury. Known for its grand Georgian architecture, the street is lined with sophisticated residences, high-end retail stores, exclusive art galleries, and renowned dining venues. Its proximity to Hyde Park and the cultural vibrancy of Mayfair makes it a highly coveted location.

As South Audley Street continues to evolve with these new additions, it is positioning itself as an increasingly competitive destination, rivalling Mount Street in exclusivity and appeal. Whether you're seeking world-class hospitality, fine dining, or unique retail experiences, South Audley Street promises an exceptional standard of living in one of London's most sought-after neighbourhoods.

Adding to its allure, South Audley Street is now home to the Farm Shop – an upscale market, known for its selection of organic, locally sourced products, bringing a touch of countryside charm to Mayfair.

Excellent nearby transport links include Bond Street Station (0.3 miles) providing access to Central and Jubilee lines, as well as easy access to Heathrow on the Elizabeth Line, and Green Park Station (0.5 miles) with access to the Victoria, Piccadilly, and Jubilee lines.



Guide Price
£5,500,000

Tenure
Lease, approximately 103 years remaining

Ground Rent
£400 per annum, reviewed yearly with next review in 2026

Service Charge
£9,000 per annum, reviewed yearly with next review in 2026

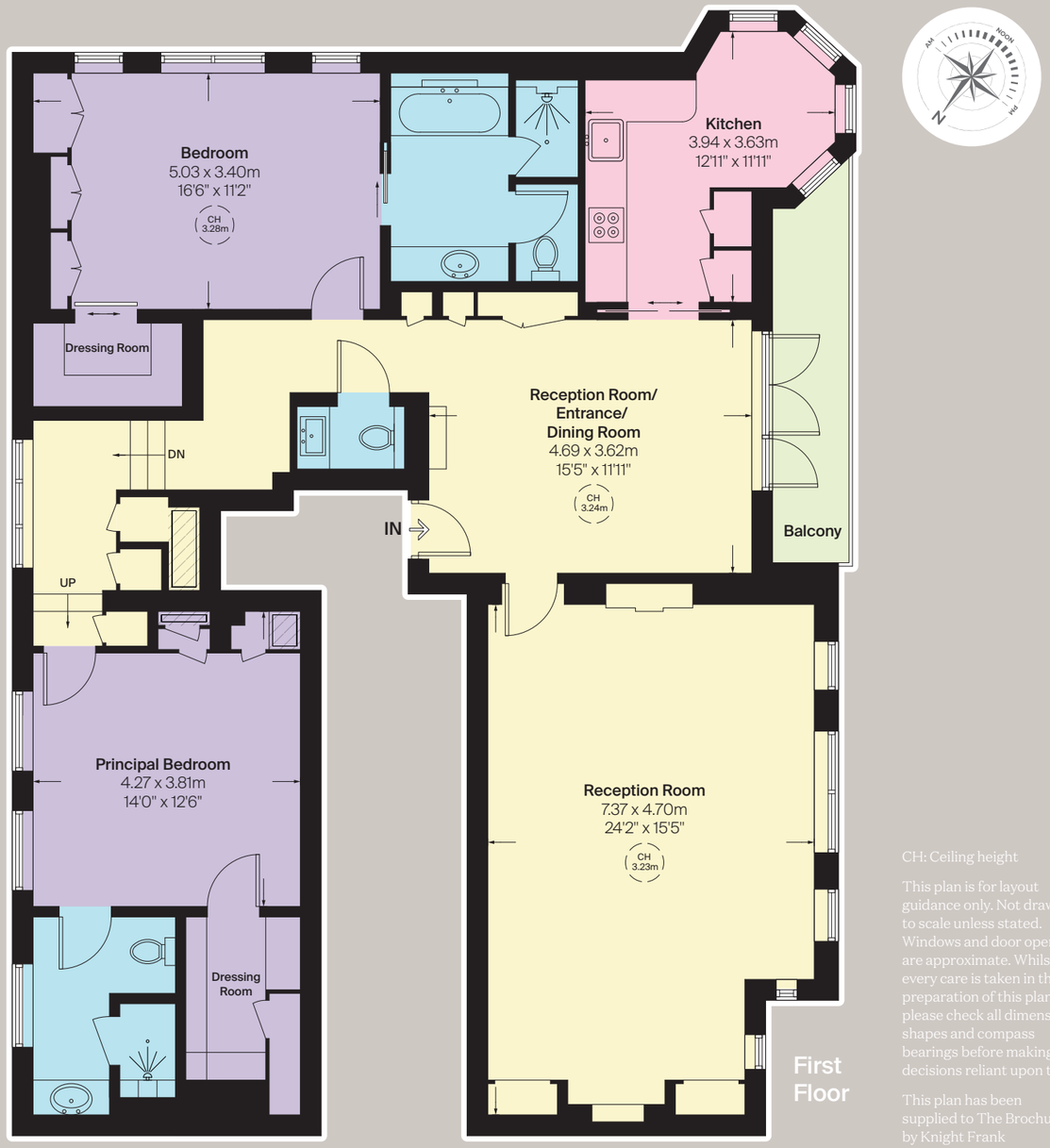
Local Authority
City of Westminster

Council Tax
Band H

EPC
Rating D

Approximate Floor Area
1,497 sq ft / 139.1 sq m
including limited use area
42 sq ft / 3.9 sq m

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



CH: Ceiling height

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.

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We would be delighted to tell you more.

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Your partners in property

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.
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