



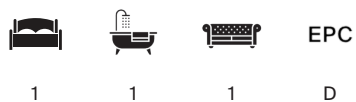
## AVERY ROW

Mayfair W1K



## LOCATED IN THE HEART OF MAYFAIR

A one bedroom flat split over the first, second and third floor of this period building on Avery Row in Mayfair.



Local Authority: City of Westminster

Council Tax band: E

Tenure: Leasehold, approximately 98 years remaining

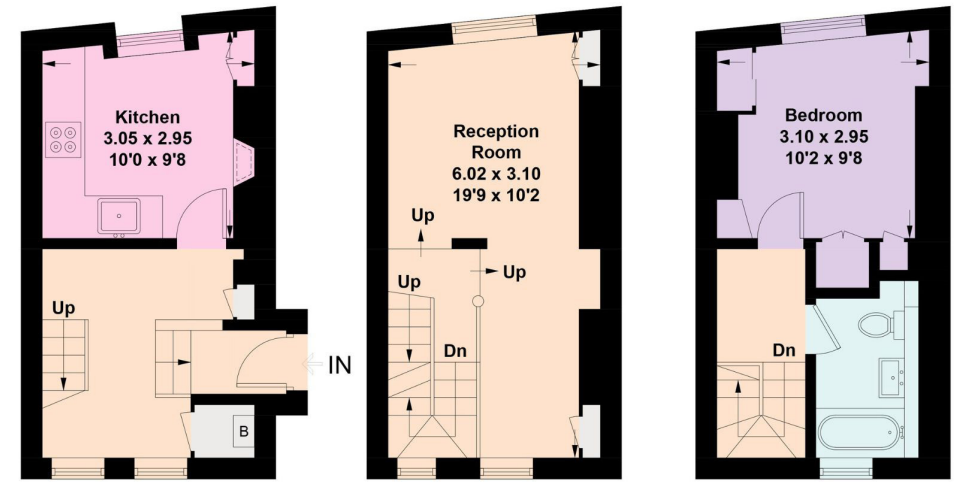
Ground rent: £250 per annum, reviewed annually, next review due 2026

Service charge: £1,683 per annum, reviewed annually, next review due 2026

**Guide Price: £735,000**

A one bedroom flat split over the first, second and third floor of this period building on Avery Row in Mayfair. With fantastic communal areas upon entering the building, the flat is accessed on the first floor which opens out into a spacious hallway and separate kitchen. The property benefits from a well-proportioned reception room on the first floor and double bedroom with inbuilt storage, and a separate bathroom on the top floor.

Avery Row is a secluded pedestrianised street, set back from the prestigious Grosvenor Street and is perfectly situated for the world renowned retail and restaurants. The boutique shops of Molton Street are also close by, as well as Oxford Street and the green open spaces of Grosvenor Square.



First Floor

Second Floor

Third Floor



Approximate Gross Internal Area = 54.3 sq m / 584 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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