



**BEAUCHAMP  
ESTATES**

NORTH ROW

MAYFAIR





## Elegant triplex maisonette on North Row.



### Exterior

Set across three floors of a classic red-brick building on North Row, this self-contained maisonette has its own front door and sits above smart retail. Moments from Park Lane and Grosvenor Square, it offers immediate reach to Mayfair's leading shopping, dining and leisure options.

### Highlights

- Storage throughout
- Prime Mayfair location
- Period building
- Own front door





## Interior

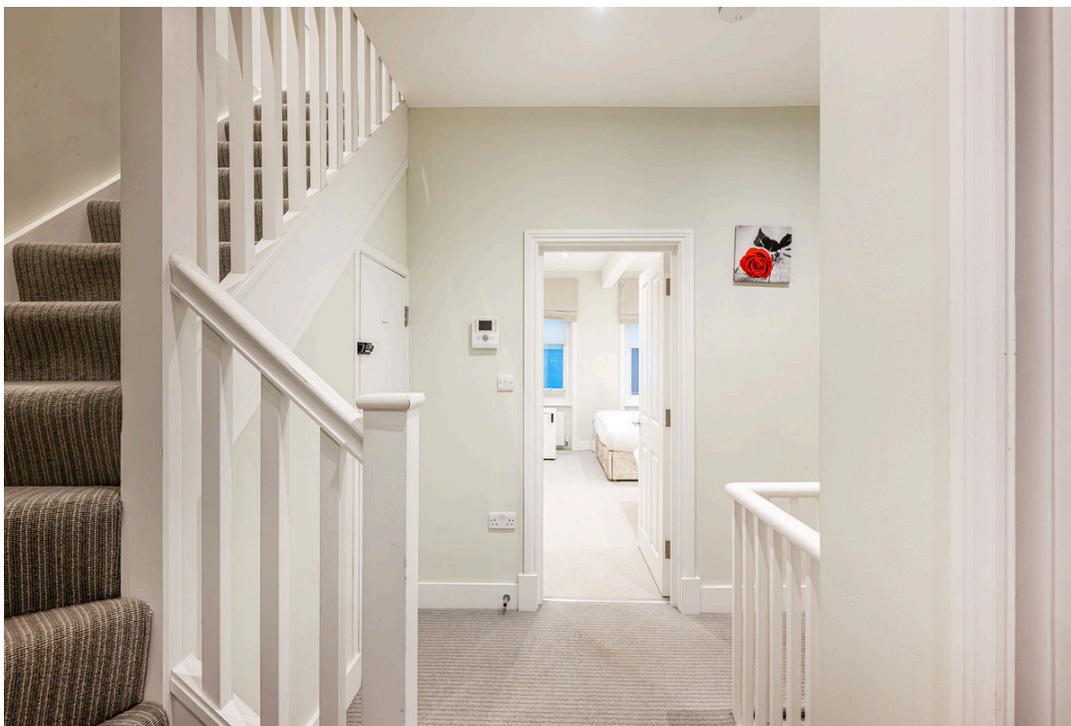
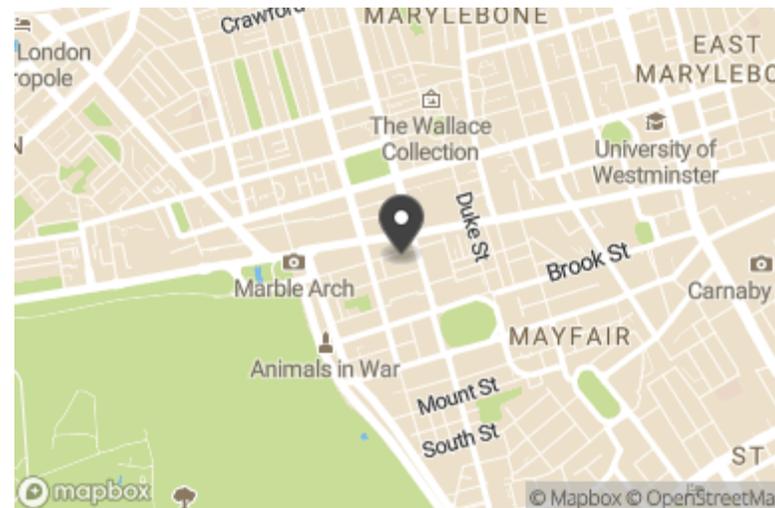
Planning permission granted to include rear studio. Arranged across the first, second, and third floors of a quintessential Mayfair red-brick building above smart retail, this elegant triplex maisonette offers classic West End character with a highly valuable, consented opportunity to extend and enhance. Held on a long 148-year lease, it represents a secure Mayfair home or investment in one of London's most sought-after locations. The standout feature is the planning permission already in place to increase the internal area from approximately 1250 sq ft to 1528 sq ft delivering a



## Features

## Location

Positioned at the centre of Mayfair, steps from Park Lane and Grosvenor Square, the address benefits from fast access to the West End's flagship stores, restaurants and cultural landmarks. Bond Street Underground Station connects to the Central, Jubilee and Elizabeth lines, with Marble Arch Underground Station close by for straightforward travel across London.



# Terms

Price: £2,350,000

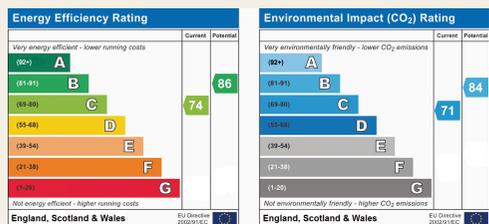
Tenure: Leasehold, 148 years remaining

Ground Rent:

Service Charge: £2,500.00

Local Authority: Westminster

Council Tax Band: G

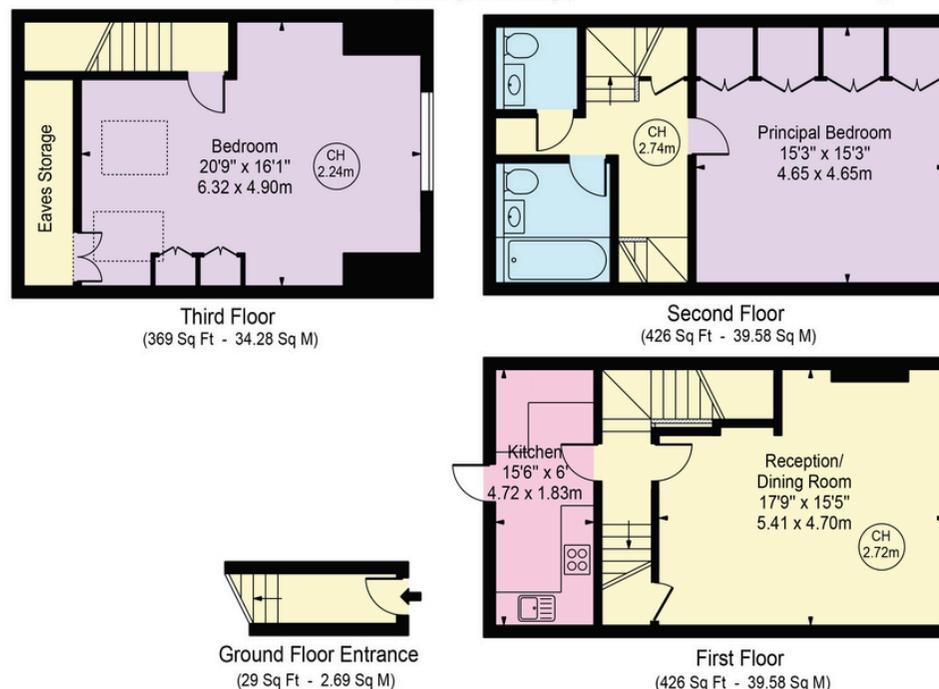


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## North Row

Approx. Total Internal Area 1250 Sq Ft - 116.13 Sq M  
(Including Eaves Storage)

Approx. Gross Internal Area 1212 Sq Ft - 112.60 Sq M  
(Excluding Eaves Storage)



For Illustration Purposes Only - Not To Scale

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