



# SOUTH AUDLEY STREET

MAYFAIR, W1K

A LARGE TWO-BEDROOM APARTMENT STEEPED IN HISTORY AND SITUATED IN A GRADE II LISTED BUILDING ON ONE OF MAYFAIR'S FINEST STREETS.





## THE PROPERTY

This bright apartment is situated on the second floor of this prominent red brick building on South Audley Street, in the heart of Mayfair Village. Measuring 1,233 sq. ft and featuring 3.29 metre ceiling heights, the apartment is the epitome of classic Mayfair living.

The wide reception/dining room has two large sash windows allowing an abundance of natural light whilst offering direct views of Grosvenor Chapel, through to Mount Street Gardens. There is a feature fireplace, ornate corncicing and intricate ceiling detailing.

The wide hallway, with stained glass window, leads to a separate, contemporary kitchen with stone work surfaces and integrated appliances.



## FEATURES

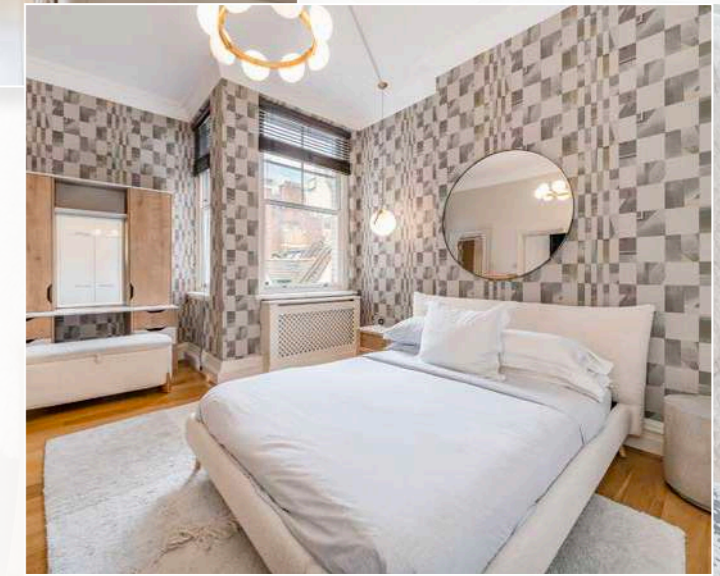
- Mayfair Village
- Grade II listed
- Two bedrooms
- Two bathrooms
- Lateral
- High ceilings

## BEDROOMS

The principal bedroom is quietly located at the rear of the property, featuring dual aspect windows, built-in wardrobes, and an en suite shower room. The sizable second bedroom also has built in wardrobes. There is a separate family bathroom.

## LOCATION

Opposite Grosvenor Chapel and moments from Mayfair's Farm Shop, 65 South Audley Street is exceptionally well located. Moments from Mount Street Gardens, the apartment offers prospective buyers the epitome of Mayfair living.



TOTAL AREA (APPROX):  
115.5 SQ. M (1,233.5 SQ. FT)



SECOND FLOOR



Tenure - Leasehold, approximately  
138 years remaining  
Service Charge - £11,242.63 per annum  
Ground Rent - peppercorn  
Price - £3,100,000

  
**WETHERELL**  
MAYFAIR'S FINEST PROPERTIES

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