



**BEAUCHAMP  
ESTATES**

# Three Kings Yard

MAYFAIR





An apartment with large private terrace on Mayfair's only gated street.



## Exterior

This two bedroom apartment is arranged over the second floor of a gated development in Mayfair. The apartment occupies a discreet position within Mayfair's only gated street and benefits from two separate terraces, with both bedrooms and the dining area opening onto a large terrace and the reception room opening onto a second terrace.

## Highlights

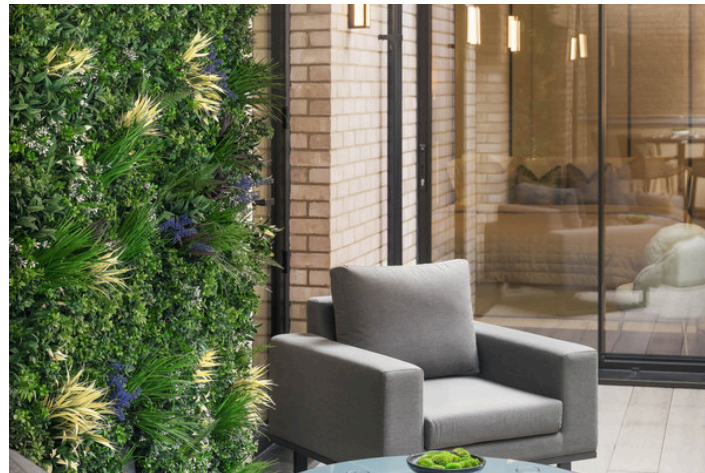
- Private terrace
- Residents concierge
- 12 month membership agreement with one of Mayfair's most prestigious 5\* hotels for use of spa and ...





## Interiors

The apartment is finished to a high specification throughout, including Arabescato marble, herringbone flooring, Gaggenau appliances and Crestron home automation. The development features an entrance lobby with concierge services and is accessed through a gated entrance and period archway. Parking is available by separate negotiation.



## Features

- Private Terrace

## Location

Three Kings Yard is located in the heart of Mayfair and is home to the Argentinian Consulate and the Italian Embassy, providing a secure environment. The property is close to the amenities of Mount Street, Grosvenor Square and Berkeley Square. Nearest underground stations include Green Park, Bond Street and Hyde Park Corner.



# Terms

Price: £3,995,000

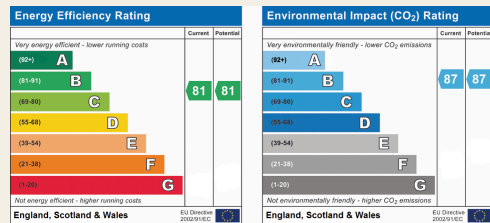
Tenure: Share of Freehold, 998 years remaining

Ground Rent:

Service Charge:

Local Authority: Westminster

Council Tax: G



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THREE KINGS  
MATFAIR

### APARTMENT 2

GROUND FLOOR

	FT	M
Reception	15'3" x 11'6"	4.66 x 3.40m
Kitchen/ Dining	24'6" x 10'0"	7.57 x 3.07m
Bedroom 1	13'1" x 13'1"	3.98 x 4.00m
Bedroom 1 En-suite	10'4" x 4'9"	3.16 x 1.52m
Bedroom 2	12'2" x 11'4"	3.72 x 3.46m
Main Bathroom	7'1" x 6'9"	2.19 x 2.11m
<b>TOTAL:</b>	<b>1,040ft<sup>2</sup></b>	<b>96.6m<sup>2</sup></b>
<b>TERRACE:</b>	<b>211ft<sup>2</sup></b>	<b>19.6m<sup>2</sup></b>

LOCATION



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