

MOUNT STREET

MAYFAIR W1



A stunning three-bedroom apartment offering over 3,000 sq ft of living and entertaining space in the heart of Mayfair

Enviably located on one of Mayfair's most premier streets, this stunning three bedroomed apartment offers over 3,000 sq ft of living and entertaining space, with impressive period features and views of Mount Street Gardens. This rare property is arranged over three floors, each with direct lift access.

The grand reception room is flooded with natural light and offers 3-metre-high ceilings and traditional ornate features. Down the spacious hall is an immaculate kitchen/dining room, fully equipped with integrated Gaggenau appliances and marble breakfast bar/island. The whole second floor is a perfect entertaining space with solid parquet flooring running throughout.

The breathtaking principal bedroom suite spans over the entire third floor of the building, with beautiful views over Mount Street Gardens. The principal bathroom is generously proportioned, with a bespoke backlit marble wall over the bath.

Two further spacious double bedrooms, both with en suite bathrooms, can be found on the fourth floor.







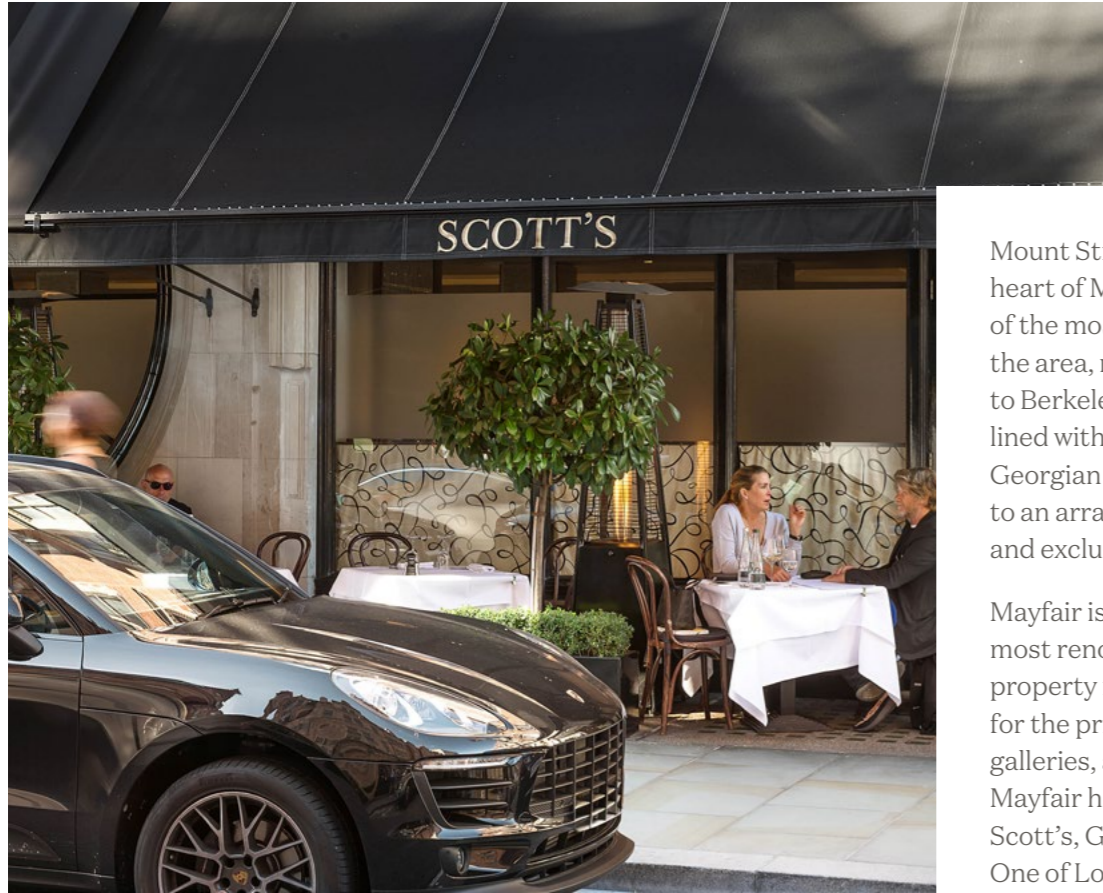








Mount Street
Gardens



Mount Street is located in the heart of Mayfair Village and is one of the most desirable locations in the area, running from Park Lane to Berkeley Square. The street is lined with elegant Victorian and Georgian buildings, and is home to an array of designer boutiques and exclusive restaurants.

Mayfair is London's oldest and most renowned district, and the property is perfectly located for the private members' clubs, galleries, and restaurants that Mayfair has to offer, including Scott's, George and Annabel's. One of London's finest hotels, The Connaught, is just a short walk away and showcases an array of unrivalled culinary experiences including the three Michelin stars of Hélène Darroze. Mount Street is also just moments from the designer retailers along Old Bond Street.

The apartment is moments away from green spaces including Grosvenor Square, Hyde Park and Mount Street Gardens. Excellent local transport links include underground connections from Green Park (Jubilee, Victoria, and Piccadilly lines) and Bond Street (Central, Jubilee, and Elizabeth lines).





Guide Price
£12,950,000

Tenure
Leasehold, 105 years remaining

Ground Rent
Peppercorn

Service Charge
£11,500 per year with next review due in 2026

Local Authority
City of Westminster

Council Tax
Band G

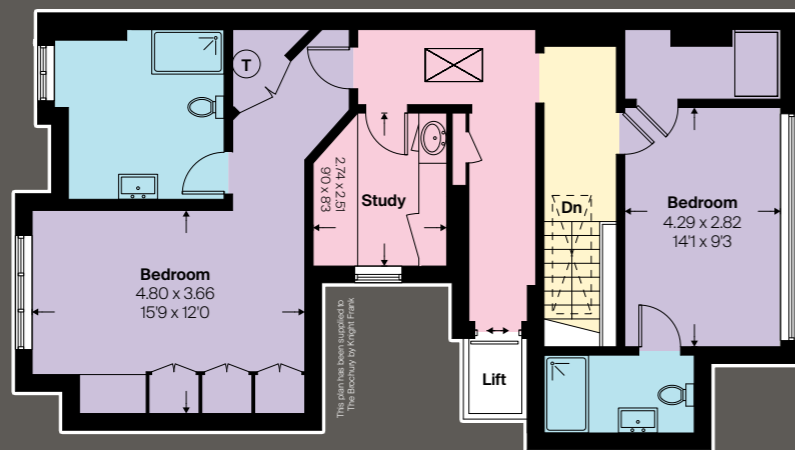
EPC
Rating E

Approximate Area
3,036 sq ft / 282.1 sq m excluding lift / void

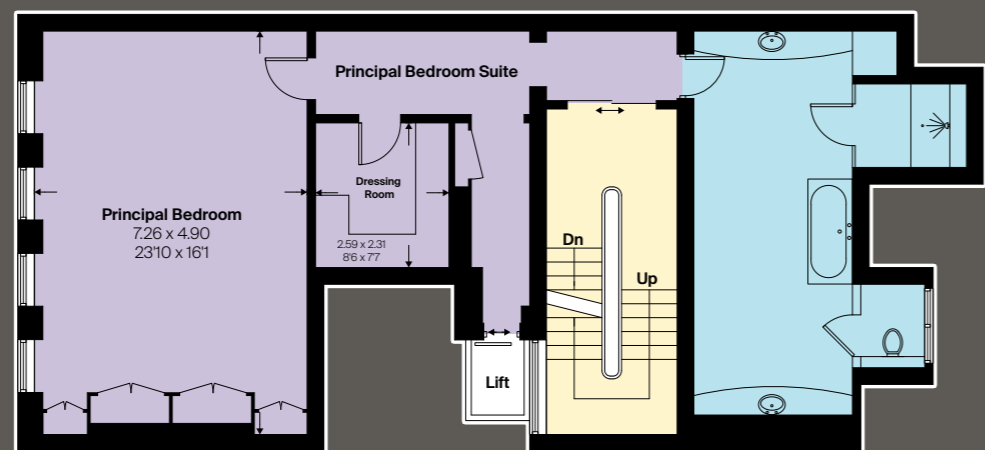
Basement
117 sq ft / 10.9 sq m

Total
3,153 sq ft / 293 sq m including limited use area 34 sq m / 3.2 sq ft

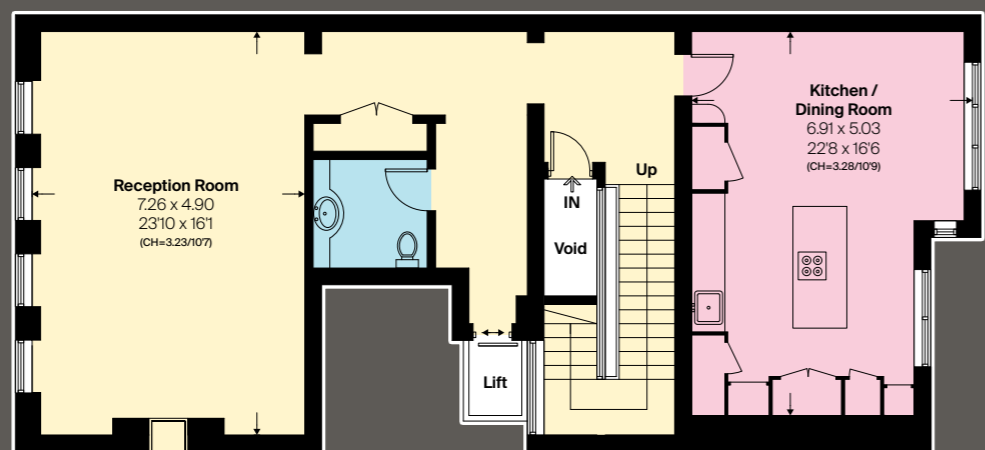
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



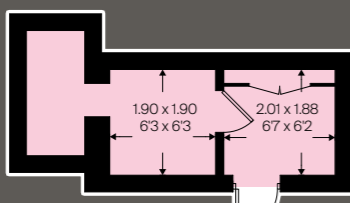
Fourth Floor



Third Floor



Second Floor



Basement Storage



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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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Particulars dated March 2024. Photographs and videos dated March 2024.

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