



16 Maddox Street | | London | W1S 1PH

£6,000 Per month

**ESON 2**  
REAL ESTATE

## KEY FEATURES

- Prime Location
- Recently Renovated
- Modern Design
- Private Patio
- Lift
- Air Conditioner
- Brand New Appliances
- Under Floor Heating

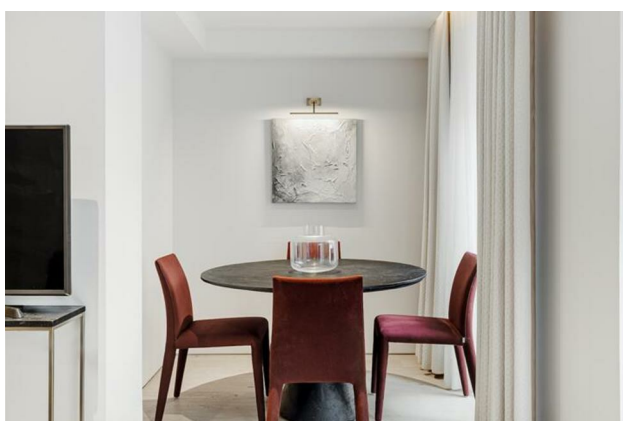
## Description

First-floor apartment with lift access featuring two double bedrooms, a sleek open-plan living area, fully fitted kitchen, and two private patios. Light-filled interiors with high ceilings, wood flooring, and air conditioning. 24-hour security included. Moments from Oxford Circus and Bond Street stations, with Hyde Park and Green Park nearby.

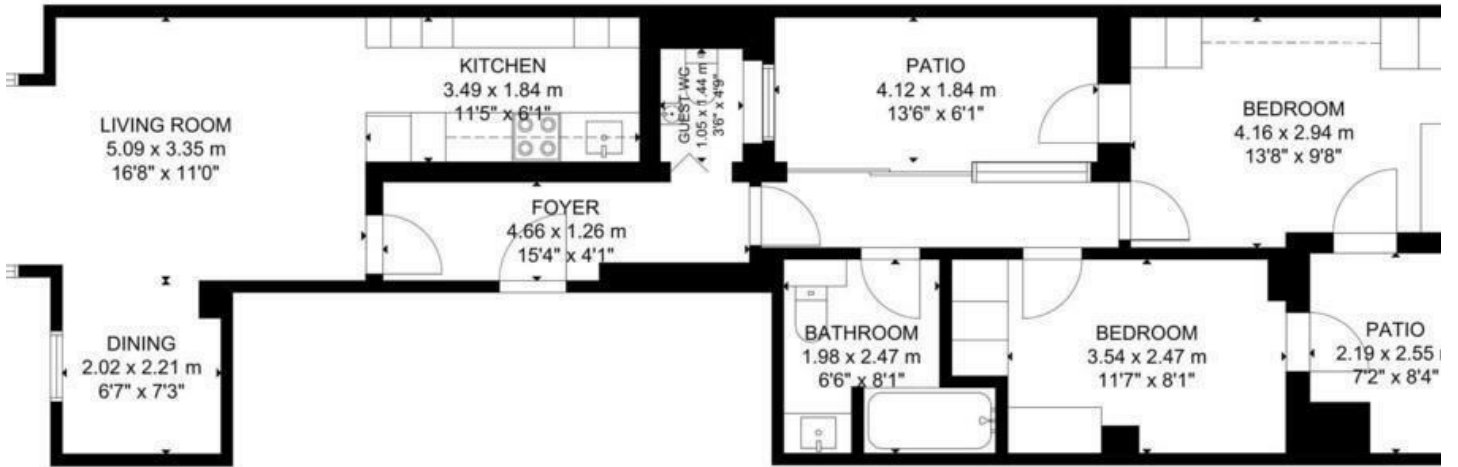
## Directions



Located on the first floor with lift access, this elegant two-bedroom apartment combines contemporary style with refined comfort. It features a sleek open-plan living and dining area, fully fitted modern kitchen, one bathroom, guest WC, and a welcoming foyer. High ceilings, large windows, wood flooring, air conditioning, and opulent metallic furnishings create a bright and sophisticated home.



# FLOOR PLANS



T: 07425 219209 | E: enquiries@eson2.co.uk | W: eson2.co.uk | 3.01 Michelin House, 81 Fulham Road, London SW3 6RD

FLOOR

GROSS INTERNAL AREA  
 TOTAL: 69 m<sup>2</sup>/738 sq ft  
 FIRST FLOOR: 69 m<sup>2</sup>/738 sq ft  
 EXCLUDED AREA: PATIO: 13 m<sup>2</sup>/136 sq ft  
 SIZE AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	73
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Council Tax Band E    EPC Rating C

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