



THE BOLTON COLLECTION

Mayfair W1J



A STYLISH ONE BEDROOM LATERAL ON THE FIRST FLOOR

Inside, the spacious hallway leads to an expansive reception room benefitting from magnificent sash windows opening onto a private balcony.

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Local Authority: City of Westminster

Council Tax band: G

Tenure: approximately 973 years remaining

Ground rent: Peppercorn

Service charge: £8,934 per annum, reviewed annually, next review due 2027

Guide price: £1,550,000



THE BOLTON COLLECTION, MAYFAIR W1J

The open-plan reception has the addition of a fitted kitchen, equipped with slide and hide doors, providing a modern and functional cooking environment perfect for entertaining guests. The property offers exceptional ceiling heights of 3.58m throughout, creating a spacious and light atmosphere with additional features such as a statement marble fireplace, adding warmth and character to the space. A hidden utility room provides further storage and convenience whilst the integrated A/C ensures an additional level of comfort.







WHERE COMFORT MEETS CONVENIENCE

The principal bedroom is spectacular, with ample built-in storage and en suite shower room. There is also a separate WC for guests. The property is fully furnished and dressed to sell, ensuring it's ready for immediate occupation. Additional amenities include well-maintained communal areas and secure entry.



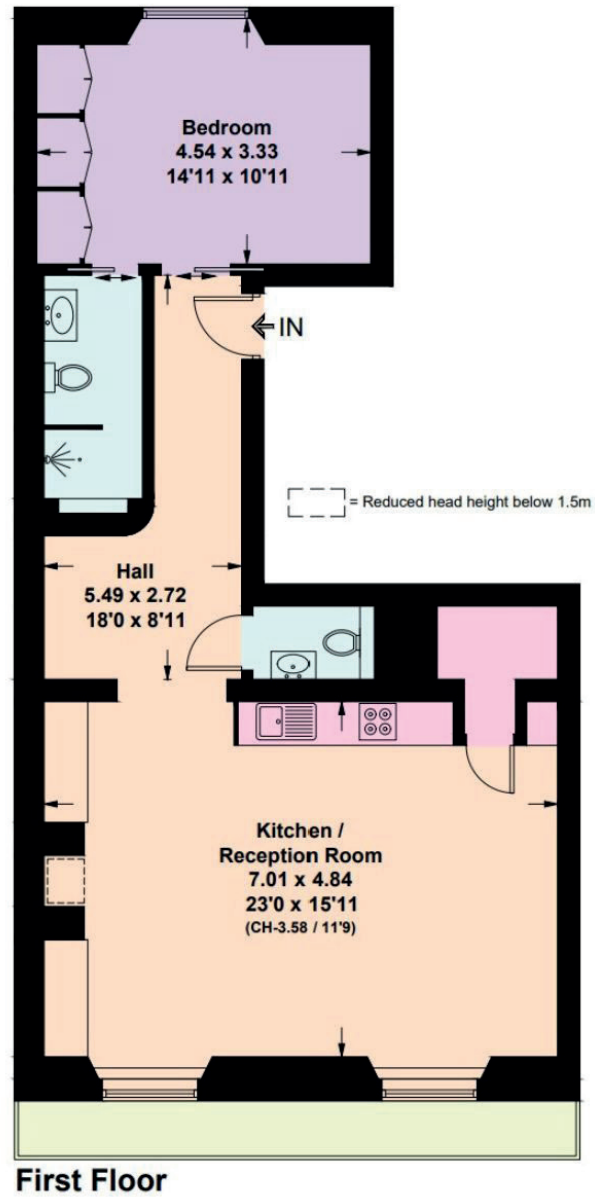
THE BEST OF LONDON AT YOUR DOORSTEP

Located in the heart of Mayfair, the property offers easy access to some of London's best amenities. Access to Green Park is less than 100 metres from the property and Green Park station is just 0.3 miles away offering excellent transport links via the Jubilee, Piccadilly, and Victoria lines. Bond Street station is just 0.5 miles away providing access to the Central, Jubilee and Elizabeth lines. The vibrant neighbourhood features renowned art galleries, theatres and high-end restaurants making this location ideal for both professionals and families alike. All times and distances are approximate.









Approximate Gross Internal Area = 72.5 sq m / 780 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

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