

**HARRIS
LE BEAU**

Great Portland Street, W1W | £1,500,000





22 Gilbert Street, Mayfair, London, W1K 5HD | enquiries@harrislebeau.com | 020 7173 8309 | www.harrislebeau.com



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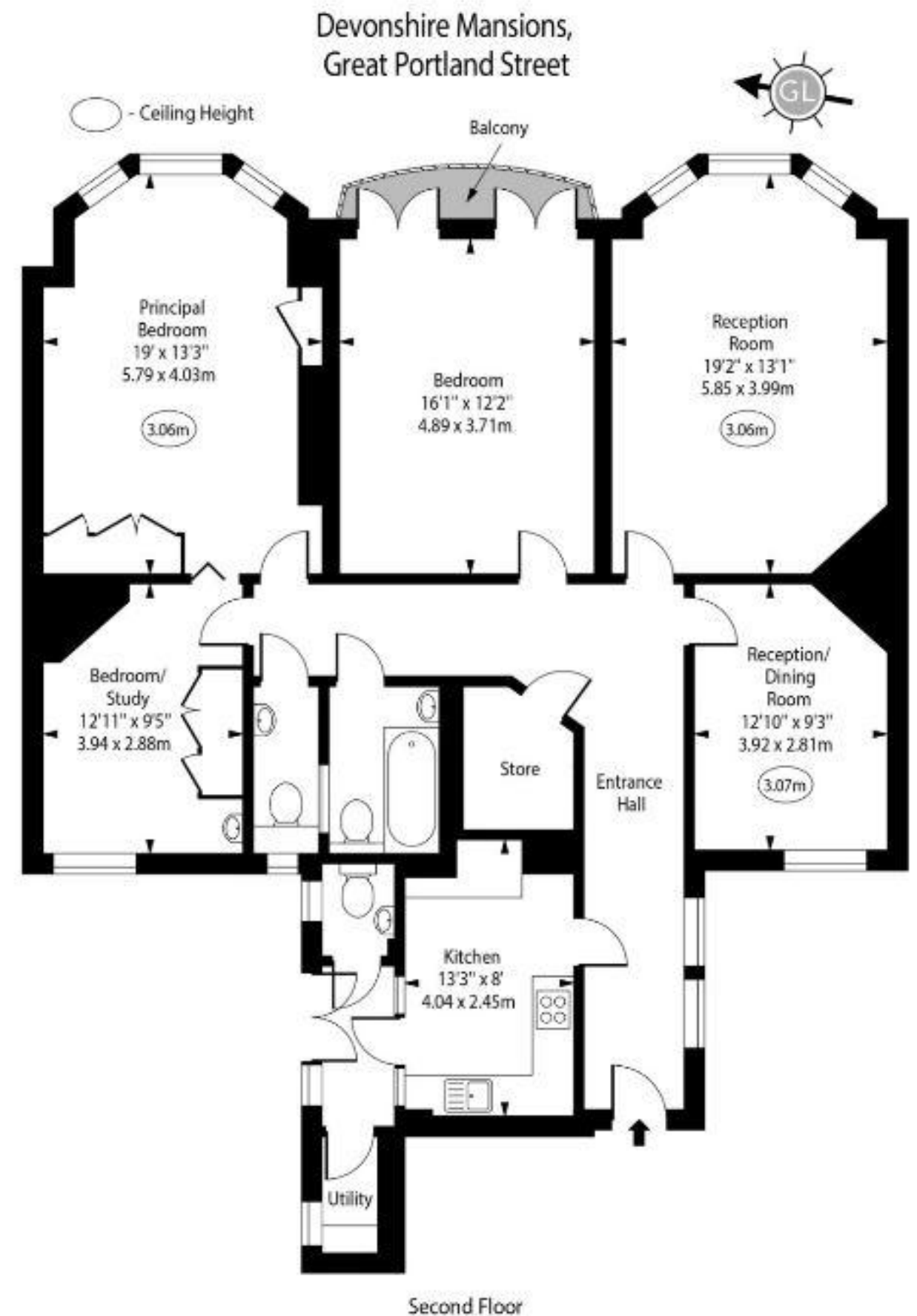
Lease expires 2073. Situated on the second floor of the attractive red-brick Devonshire Mansions, this substantial lateral apartment extends to approximately 1,465 sq ft and offers beautifully proportioned accommodation with high ceilings and elegant period detailing throughout.

The property features a bright bay-fronted reception room, ideal for both entertaining and everyday living, alongside a separate reception/dining room providing excellent versatility. The kitchen is well appointed with modern cabinetry and integrated appliances, with access to a utility area and additional storage.

- Lease expires 2073
- Three double bedrooms
- Study / fourth bedroom
- Bay-fronted reception room
- Separate reception / dining room
- Kitchen with utility area
- Family bathroom
- Separate WC
- Balcony
- Storeroom
- EPC: C



Important Notice: The seller's solicitors will confirm included items (e.g., carpets, curtains, light fittings). These particulars do not form part of an offer or contract. HLB Group LTD (trading as Harris Le Beau) and any joint agents make no warranties regarding property details. Buyers should verify all information independently. Photos, videos, and virtual tours reflect the property at the time of capture. Measurements are approximate. References to alterations or use do not confirm planning permissions or consents. Buyers must verify all approvals. HLB Group LTD | Reg. No. 14499541 | 22 Gilbert Street, Mayfair, London, W1K 5HD



Approx Gross Internal Area 1465 Sq Ft - 136.10 Sq M

Every attempt has been made to ensure the accuracy of the floor plan shown. However, all measurements, fixtures, fittings, and data shown are approximate interpretations and for illustrative purposes only.

Measured according to the RICS IPMS 2. Not To Scale.

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