

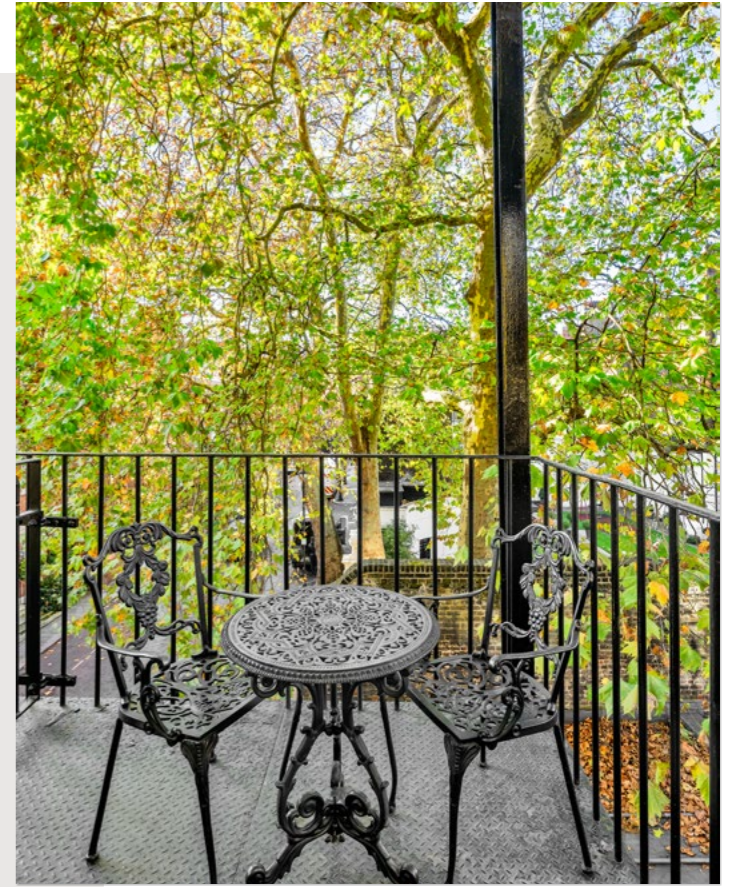
NORTH AUDLEY STREET



MAYFAIR W1K

A beautifully finished lateral apartment occupying the entire floor of a distinguished period building in the heart of Mayfair





Positioned on one level within a Victorian mansion block on North Audley Street, this apartment offers scale, beautiful aspect, character, and privacy in a sought-after Mayfair address moments from Grosvenor Square.

A grand entrance hall leads into an open-plan living and dining room with solid wooden floors, three-metre ceilings, panelled walls, and a large handmade fireplace. The fully fitted large dine-in Smallbone kitchen provides extensive storage, an impressive stove, and generous natural light.

Three large en-suite bedrooms complete the accommodation, having been converted from five bedrooms originally. Each bedroom occupies a different corner of the apartment, giving privacy to each. The principal bedroom suite comprises its own separate living area, a large double bedroom, and a separate walk-in closet, whilst the second bedroom enjoys leafy views across the mature gardens onto Lees Place and the third bedroom enjoys impressive views onto the front.

All the windows in the apartment are double-glazed, meaning there is no noise pollution from the outside into the apartment. The grand entrance hall sets an immediate sense of scale and elegance, where there is another handmade fireplace at the entrance, and the room leads directly to the open-plan reception. High ceilings, solid wooden floors, and large sash windows across the whole width of the building create a central space filled with natural light framed by panelled walls and the fireplace.

The dine-in kitchen offers plentiful built-in storage, an impressive stove, and strong natural light. Three en-suite bedrooms sit separately from the living area. There is also a guest WC supporting the layout. All toilets are Japanese Toto design.



## LOCATION

North Audley Street sits moments from Bond Street Station, offering Central, Elizabeth and Jubilee line services for quick access across London. Oxford Street is close by with extensive shopping and dining, while Hyde Park and Grosvenor Square provide close proximity to green space. The surrounding streets, including Mount Street and Grosvenor Square, offer cafés, restaurants and boutiques within a short walk. The apartment is directly adjacent to the 22 Hotel and private members club and the new 7\* Rosewood Hotel on Grosvenor Square.

## ACCOMMODATION

- Entrance hall
- Reception/dining room
- Family/sitting room
- Kitchen/breakfast room
- Principal bedroom suite with private living room, walk-in dressing room and large en-suite bathroom
- Two further large double bedrooms with en-suite bathrooms
- Guest WC

Total Approximate Gross  
Internal Area

2,563 sq ft

238.10 sq m

CH: Ceiling height

Floorplan for guidance only, not to scale or for valuations purposes. It must not be relied upon as a statement of fact. All measurements and areas are approximate and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.

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Asking price: £8,950,000

Tenure: Leasehold, 164 years

Local authority: City of Westminster

Council Tax: Band H

EPC: Rating D



## KEY FEATURES

- Garden outlook
- Stunning aspect
- Period details
- Air conditioning throughout
- Solid wooden floors
- Japanese toilets
- Lateral space occupying the whole floor of the building
- Long lease
- Newly refurbished common parts
- Moments from the 22 Hotel and the 7\* Rosewood Hotel at Grosvenor Square
- Double glazing throughout
- Unique hand-crafted fireplaces
- Generous storage throughout



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