



— 38 —
SOUTH
AUDLEY
STREET
MAYFAIR W1



— 58 —
SOUTH
AUDLEY
STREET

M A Y F A I R W 1

A substantial apartment of 4,021 square feet set over the upper floors of this grand and imposing terracotta building.



With its own private street entrance this 'house within a house' boasts fantastic volumetric entertaining space with a double reception room on the first floor, a principal bedroom that occupies an entire floor and four further family sized suites.

Situated in this enviable central Mayfair location, the apartment benefits from many of the areas' most famous restaurants such as Scott's and 34. Mount Street with its exclusive designer boutiques and Grosvenor Square are just moments away.

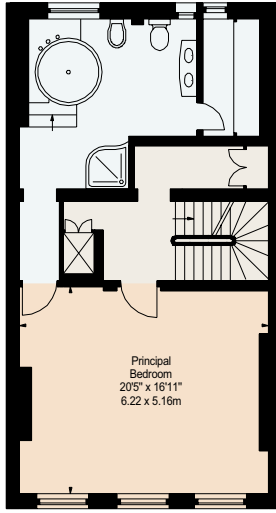




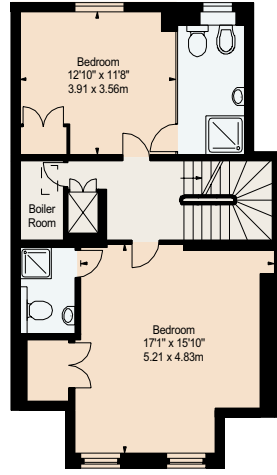


Accommodation

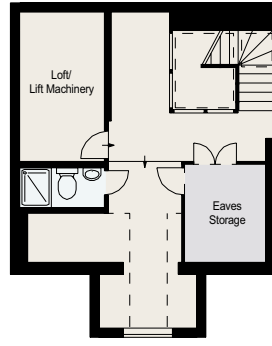
- Entrance Hall ■ Kitchen ■ Double Reception Room
- Principal Bedroom Suite ■ Four further Bedroom Suites
- Two further Shower Rooms ■ Lift



THIRD FLOOR



FOURTH FLOOR



FIFTH FLOOR

APPROXIMATE GROSS
INTERNAL AREA
373.56 sq m /4,021 sq ft
(Including Eaves Storage)

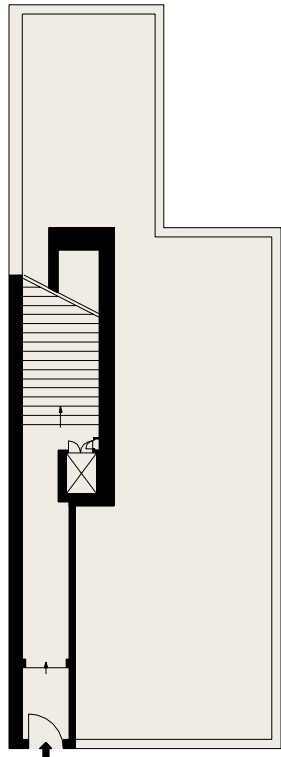
TENURE
Leasehold, approximately
104 years remaining

GROUND RENT
Peppercorn

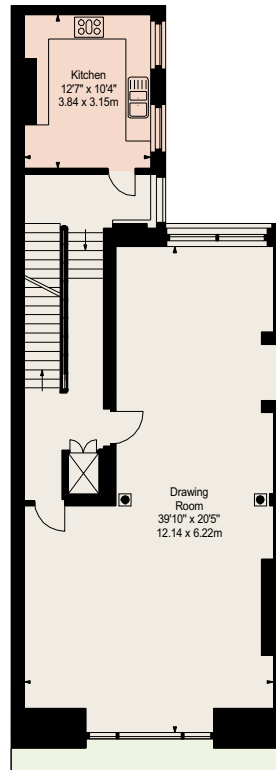
SERVICE CHARGE
No service charges apply

ENERGY EFFICIENCY RATING
Band D

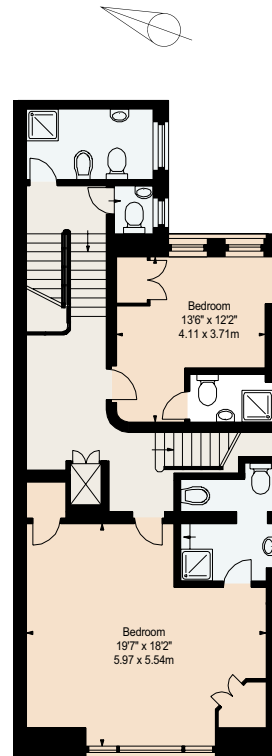
PRICE
£8,600,000



GROUND FLOOR ENTRANCE



FIRST FLOOR



SECOND FLOOR

JOINT SOLE AGENTS

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WETHERELL
MAYFAIR'S FINEST PROPERTIES

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