

57 GREEN STREET

MAYFAIR • W1K



57 GREEN STREET

MAYFAIR • W1K

*A stylish two bedroom lateral
apartment with lift access*

Master bedroom with en suite bathroom and dressing room

Second bedroom with en suite shower room

Reception room • Kitchen • Guest WC • Lift access

Marble Arch tube station 0.2 miles

Bond Street tube station 0.3 miles

(All distances are approximate)



These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.



57 GREEN STREET

MAYFAIR • W1K

A smart two bedroom lateral apartment situated on the architecturally beautiful Green Street.

Located on the third floor of a grand period building, this apartment of 1,230 sq ft offers two double bedrooms and plenty of natural light.

The bright master bedroom boasts a south-facing aspect, walk-through dressing room and en suite bathroom. The property also offers a second double bedroom featuring built-in wardrobes and an en suite shower room.

The apartment further comprises a 19ft reception room with beautiful wooden flooring and views overlooking Green Street. The property also benefits from a fully integrated kitchen, a smart entrance hall boasting wooden flooring, built-in storage space and a guest WC.

57 Green Street also features lift access.



Restaurants: Mayfair is home to some of London's finest restaurants including Roka on North Audley Street for contemporary Japanese cuisine, Michelin starred Le Gavroche on Upper Brook Street and Scotts on Mount Street for fresh seafood.



Walking & Riding: Green Street is close to the open spaces of both Hyde Park and Grosvenor Square.



Shopping: The property is situated moments from Oxford Street and famous department store Selfridges, as well as the fine jewellers of Bond Street and the designer boutiques of Mount Street.



Trains: There is an underground service at Marble Arch tube station for the Central line (0.2 miles) and Bond Street for the Jubilee and Central lines (0.3 miles).



Airports: London City (6 miles), Heathrow (15 miles) and Gatwick (28 miles) all offer national and international connections.

SITUATION

57 Green Street is situated between Park Street and North Audley Street, only moments from the shops and restaurants of bustling Oxford Street and the open spaces of Hyde Park and Grosvenor Square.

TERMS

Tenure: A new long lease of 125 years, direct from Grosvenor, will be granted

Service Charge: Approximately £4,109 per annum

Ground Rent: Peppercorn

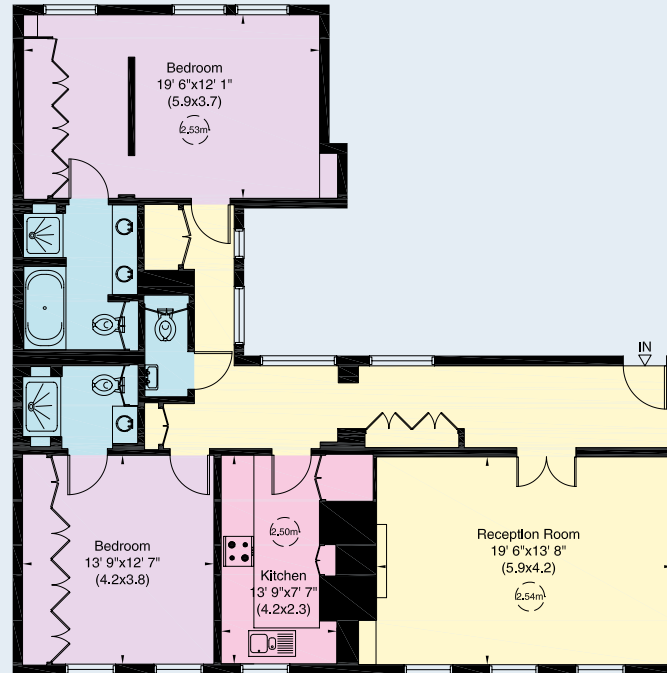
Local Authority: City of Westminster

Guide Price: £3,000,000

Viewing: By appointment with Sole Agent Knight Frank Mayfair



Approximate Gross Internal Area:
114 sq m / 1,230 sq ft

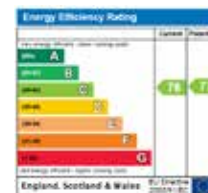


Third Floor

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars



020 7499 1012
120a Mount Street
Mayfair, London W1K 3NN
mayfair@knightfrank.com



Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. Particulars dated January 2015, Photographs dated January 2015. Knight Frank LLP is a limited liability partnership registered in England with registered number OC305934. Our registered office is 55 Baker Street, London, W1U 8AN, where you may look at a list of members' names.