



SOUTH STREET, MAYFAIR, LONDON W1K



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Enviably located in the heart of Mayfair, this large three bedroom mansion block apartment on South Street has been transformed by award-winning developers, Luxlo, to create a sophisticated home in one of the most sought after residential districts of London.

With direct views over Mount Street Gardens, the generous lateral reception room combines opulent wide grained oak flooring with bespoke recessed cabinetry and elegant seating to create a sophisticated and luxurious space in which to both entertain and relax. Featuring a dining table with seating for eight, the intricately designed dining area harmoniously blends exquisite detailing with the apartment's signature walnut joinery. Concealing state-of-the-art Gaggenau appliances behind handmade oak cabinetry, the design and layout of the kitchen has been carefully considered to ensure it is both practical and inspiring. The kitchen also benefits from an integrated breakfast bar and a separate utility area.

Impressive in both its design and size, the spacious principal bedroom features a beautiful bed with a headboard upholstered in satin, full height cabinetry, lavish dressing room and a marble bathroom complete with Aquavision television.

As with the other rooms in the apartment, the other two bedrooms and their respective en suite bathrooms effortlessly combine handcrafted joinery and stonework, delicate fabrics, bespoke furnishings and a high quality finish.

South Street is often regarded as a quintessential example of Mayfair architecture and No. 51 is one of the best Mansion blocks of its kind, overlooking the charming Mount Street Gardens. There is a wonderful range of amenities and local culture nearby, with the luxurious, world-renowned shopping streets of Bond Street, New Bond Street and Savile Row all located within close proximity.

Grosvenor Square and Berkeley Square are just a short walk away, the latter playing host to exclusive private members clubs such as Annabel's and famous restaurants such as Scott's. Hyde Park and Green Park offer tranquil green spaces nearby if one wishes to escape the hustle and bustle of the Mayfair District. The nearest underground station is Green Park (Piccadilly, Victoria and Jubilee Lines).

TERMS

Tenure: Leasehold: approximately 949 years remaining

Service Charge: Approximately £23,936.96 per annum

Ground Rent: TBC

Local Authority: City of Westminster

Council Tax Band: H

Price: £8,950,000



Please note all photos are as previously furnished







GROSS INTERNAL AREA

2,479 sq ft (230 sq m) including Staff Room, Store Rooms and Hatched Area
2,282 sq ft (212 sq m) excluding Staff Room and Store Rooms, including Hatched Area

Staff Room 98 sq ft (9 sq m)

Stores 99 sq ft (9 sq m)

For identification purposes only.



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020 3838 8366

info@roseandpartners.co.uk
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MICHELIN HOUSE, 81 FULHAM RD, LONDON SW3 6RD

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