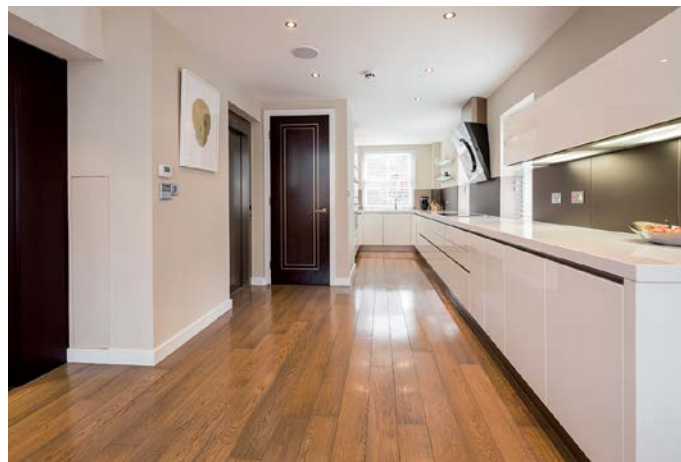


15 HAYS MEWS

MAYFAIR W1J



A STUNNING, NEWLY REFURBISHED FREEHOLD HOUSE OF 3,311 SQUARE FEET WITH A GARAGE, LIFT AND ROOF TERRACE, FOUND WITHIN A PRESTIGIOUS MEWS CLOSE TO BERKELEY SQUARE



This smartly configured house takes full advantage of the views available over Mayfair's rooftops from a stunning 230 sq ft roof terrace, situated directly above the Reception and Kitchen Room, making it perfect for entertaining.

The property features a very large Master Bedroom Suite that covers an entire floor, whilst the lower ground floor boasts a modern Cinema Room which doubles as further family living space. The house has an impressive five person lift servicing all six floors.



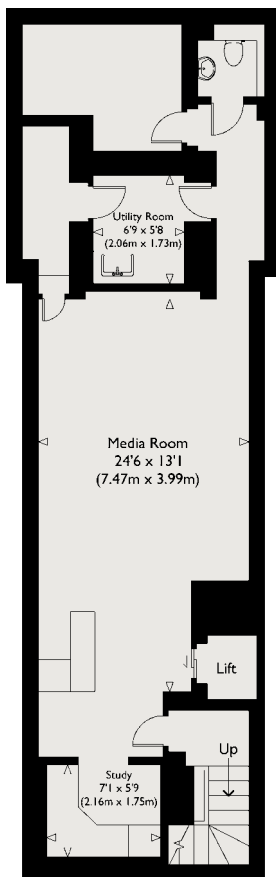
Hays Mews is situated between Charles Street and Hill Street and is well located for the boutiques of Mount Street and the internationally renowned shops, restaurants and clubs of Mayfair.

Accommodation

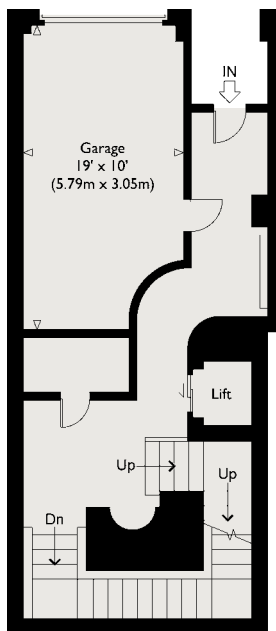
Entrance Hall ■ Reception Room ■ Kitchen / Dining Room ■ Master Bedroom with En Suite Bathroom & Dressing Room ■ Two further En Suite Bedrooms ■ Media Room ■ Two Guest Cloakrooms ■ Utility Room ■ Garage ■ Lift ■ EPC Band C ■ 3,311 Sq Ft



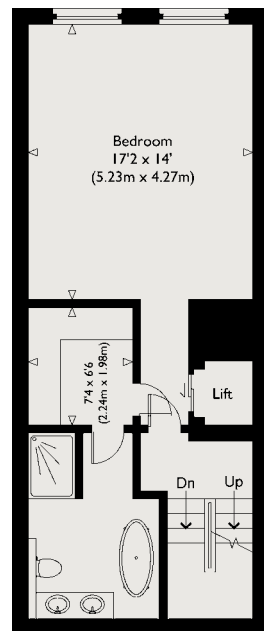
Approximate Gross Internal Area
3,311 Sq Ft / 307.6 Sq M
Including Garage and Lift



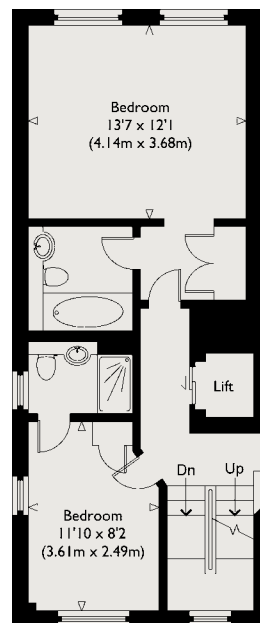
Lower Ground Floor



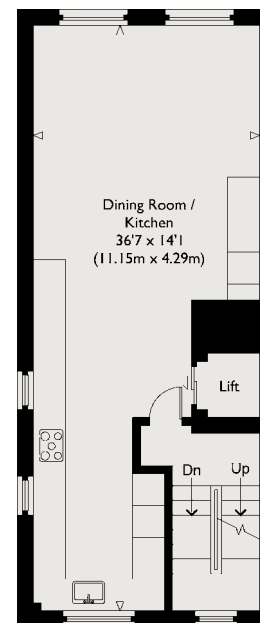
Ground Floor



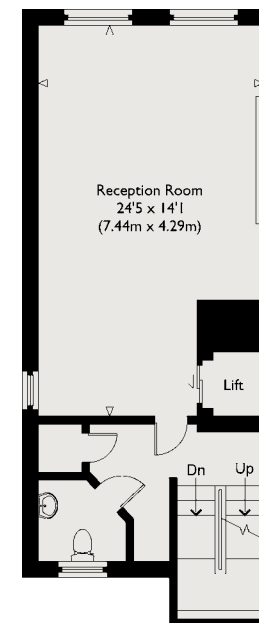
First Floor



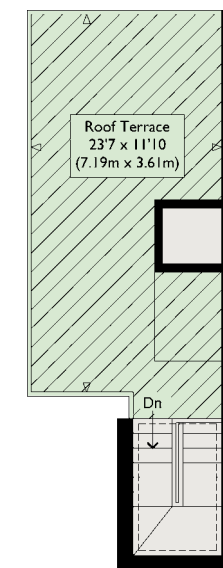
Second Floor



Third Floor



Fourth Floor



Fifth Floor



Mayfair
020 7499 1012
KnightFrank.co.uk

MCDOWELL
— PROPERTIES —

+44 (0)20 3551 2545

charles@mcdowellproperties.co.uk
harry@mcdowellproperties.co.uk
mcdowellproperties.co.uk

GUIDE PRICE: £6,250,000 ■ FREEHOLD

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. EPC Rating C. May 2023. 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.

Brochure by TwentyOneFifty Tel: 020 8778 2150