



ALBANY

MAYFAIR W1J

**A RARE OPPORTUNITY TO TAKE AN
18 YEAR LEASE ON A LARGE ONE BED
APARTMENT ON THE GROUND FLOOR
OF THE FAMOUS ALBANY SETS.**

This private & quiet oasis is serviced by a dedicated team of porters and was originally built as a mansion between 1771 & 1776 for 1st Viscount Melbourne, Albany – Grade I listed – was created by Henry Holland as 'Sets' in the early 1800's and has since been one of the most coveted addresses in Central London.

This apartment has been meticulously refurbished and features a stunning bay fronted Drawing Room and Bedroom overlooking the ornate courtyard garden, large bathroom and kitchen on the lower ground floor. There is also the added benefit of a 'garret room' on the third floor which is currently used as an office but could double up as an occasional second bedroom.

With the main entrance off Piccadilly, the rear exits onto Savile Row, effectively linking St James' with Mayfair. Albany is conveniently within reach of the many amenities, restaurants and flagship designer stores offered by Burlington Arcade, New Bond Street, Regent Street and their surrounding areas. The closest Underground stations are Green Park 0.3 mile (Piccadilly, Victoria and Jubilee lines) and Piccadilly Circus 0.3 miles (Piccadilly and Bakerloo lines).

FEATURES

- GRADE I LISTED • LEASEHOLD WITH 18 YEARS REMAINING
- BEDROOM WITH ENSUITE BATHROOM
- STUDY/ GUEST OR STAFF ROOM • RECEPTION ROOM
- KITCHEN • COMMUNAL GARDENS
- 24 HOUR PORTERAGE

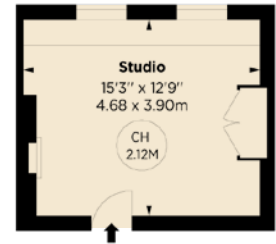
APPROXIMATE GROSS INTERNAL AREA
1,120 sq ft / 104.05 sq m (Excluding Studio & Storages)

THIRD FLOOR STUDIO AREA
194 Sq. Ft. – 18.02 Sq. M.

STORAGES AREA
30 Sq. Ft. 2.79 Sq. M.

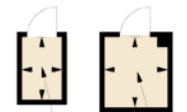
TOTAL APPROX. GROSS INTERNAL AREA*
1,344 Sq. Ft. – 124.86 Sq. M.

This floorplan is for GUIDANCE ONLY and NOT FOR VALUATION purposes.



THIRD FLOOR

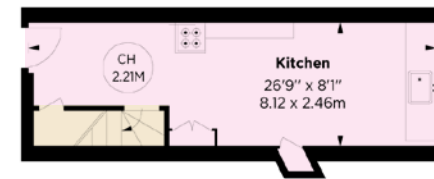
CH – CEILING HEIGHT



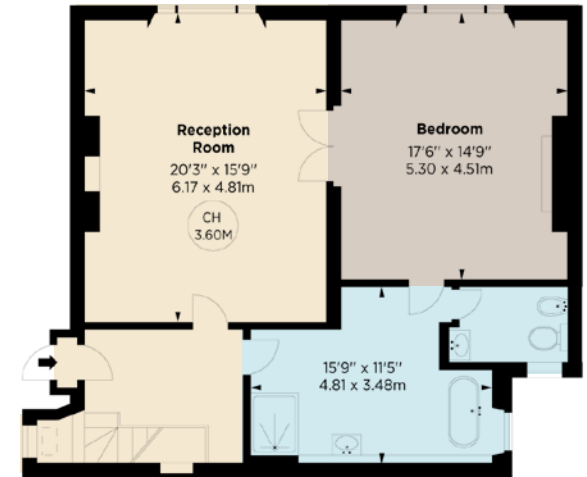
Storage
4'1" x 2'6"
1.25 x 0.77m

Storage
4'6" x 4'1"
1.40 x 1.24m

LOWER GROUND FLOOR



LOWER GROUND FLOOR



GROUND FLOOR

PRICE: £300,000

Rent is £12,500 per quarter payable to the Freeholder

TENURE:

Leasehold with 18 Years Remaining

SERVICE CHARGE: £3,500 per quarter



www.nicolasvanpatrick.com

These details have been prepared for general guidance only and should not be relied upon by prospective purchaser/ tenants who before proceeding must check and otherwise satisfy themselves as to the property and the nature, state and availability of any facility or service.