

# LANCASHIRE COURT

MAYFAIR • W1S





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***A charming one bedroom  
maisonette***

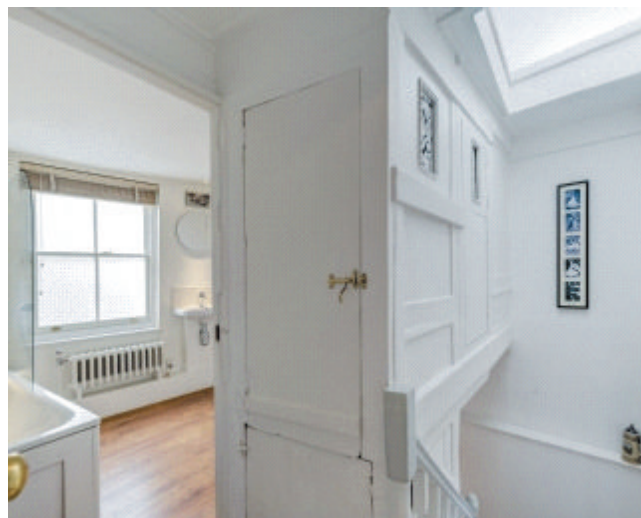
Hallway  
Reception room  
Kitchen  
Bedroom  
Bathroom  
Guest WC

Bond Street tube station 0.3 miles  
Oxford Circus tube station 0.4 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.







## LANCASHIRE COURT

A charming one bedroom period maisonette located between Brook Street and prestigious New Bond Street.

Arranged over three floors, this unique one bedroom maisonette comprises a well proportioned dual aspect reception room and separate kitchen on the first floor and double bedroom and bathroom on the second floor.

The property further benefits from a private entrance, hallway and a guest cloakroom on the ground floor.

### SITUATION

Lancashire Court is situated on a quiet pedestrianised street just off Brook Street. The property is close to both Oxford Street and the open spaces of Grosvenor Square and is well located for a number of nearby cafes, restaurants and shops.



**Restaurants:** Mayfair is home to some of the world's finest restaurants including C-London on Davies Street for Italian cuisine, Hakkasan on Bruton Place for Michelin starred Cantonese and iconic restaurant Bob Bob Ricard for glamorous English fine dining.



**Shopping:** Lancashire Court is situated moments from an array of world-renowned department stores including Fenwicks on New Bond Street and Liberty's on Regent Street. Nearby Mount Street also offers an array of designer boutiques such as Christian Louboutin, Richard Mille and Dior.



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

### TERMS

**Tenure:** Leasehold approximately 159 years remaining

**Local Authority:** City of Westminster

**Guide Price:** £1,395,000

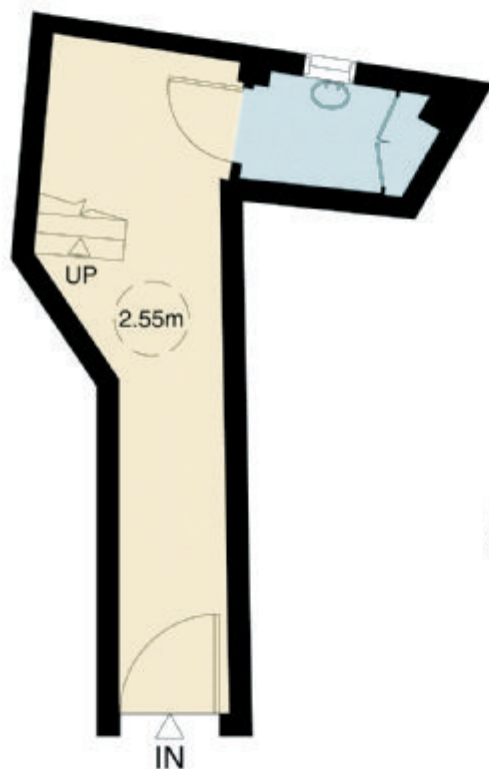
**Viewing:** By appointment with Knight Frank Mayfair



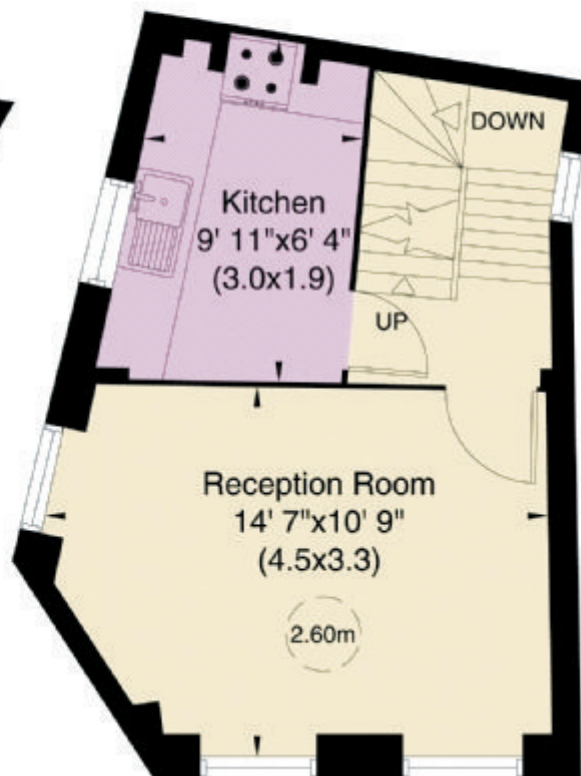
**Approximate Gross Internal Floor Area**  
**58 sq.m./625 sq.ft.**

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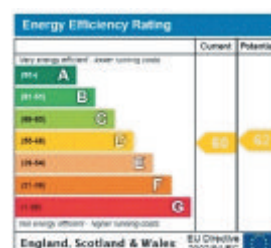
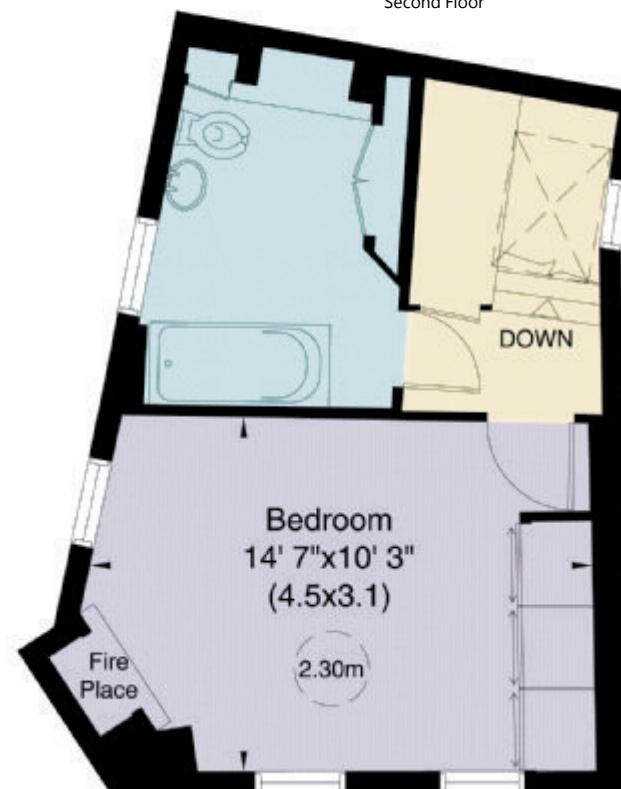
Ground Floor



First Floor



Second Floor



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