



South Audley Street, W1K
A Guide Of £2,200,000, Leasehold



South Audley Street, W1K

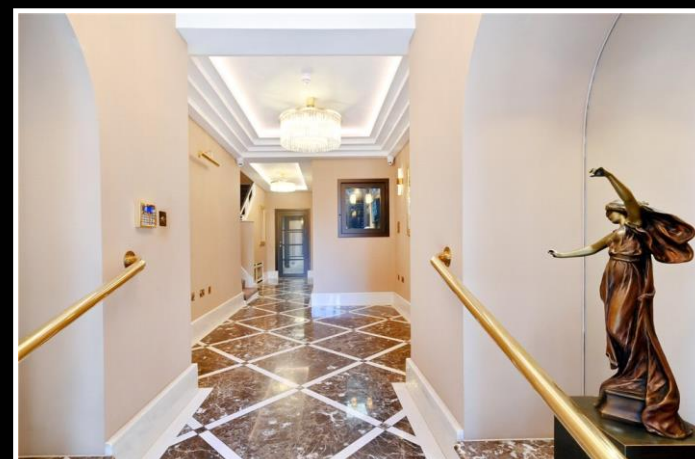
A rare opportunity to acquire and refurbish a well-proportioned lateral apartment set on the second floor of a superb mansion block in a truly exceptional location.

The property has excellent ceiling volume and natural daylight throughout and comprises of, a large and bright reception and dining room, a separate eat-in kitchen with modern appliances. The principal bedroom with plenty of wardrobes and an en-suite family bathroom, a good sized second bedroom again with plenty of storage and a shower room. The apartment further benefits from the building's passenger lift and porter services.

South Audley Street is one of Mayfair's most prestigious roads and incredibly well placed around some of London's most iconic landmarks. Grosvenor Square, Hyde Park & Green Park are all just a street away from the flat, whilst world renowned Bond Street & Oxford Street with their array of world class amenities, shops, restaurants, and bars is literally a few roads away from your front door. Bond Street Tube station is around the corner and provides a simple commute across the capital.

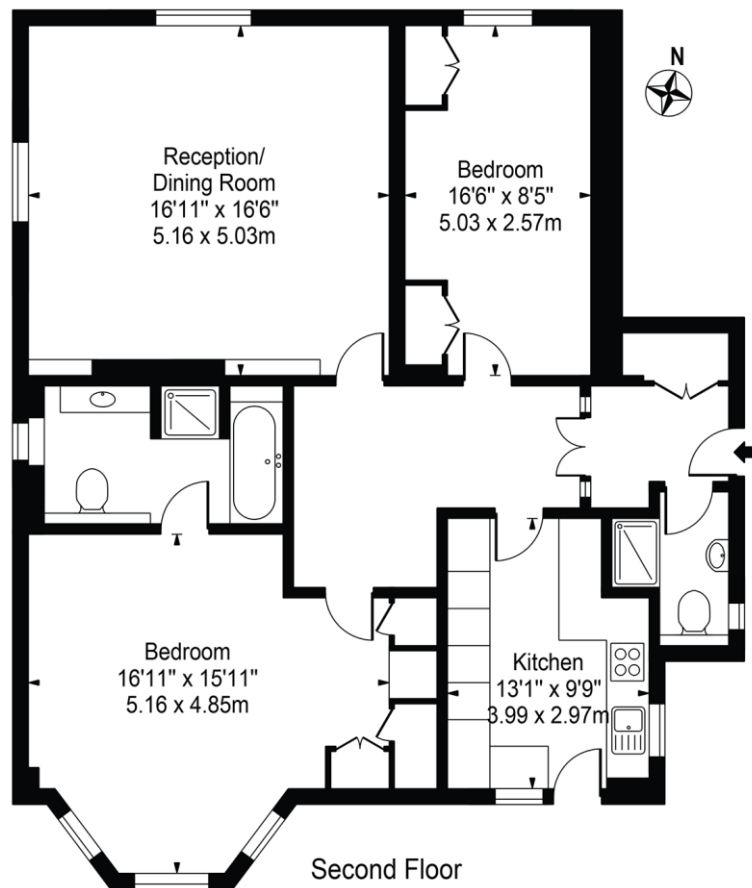
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Approx. Gross Internal Area 1095 Sq Ft - 101.73 Sq M



This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	68	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.