

MOUNT STREET

M A Y F A I R

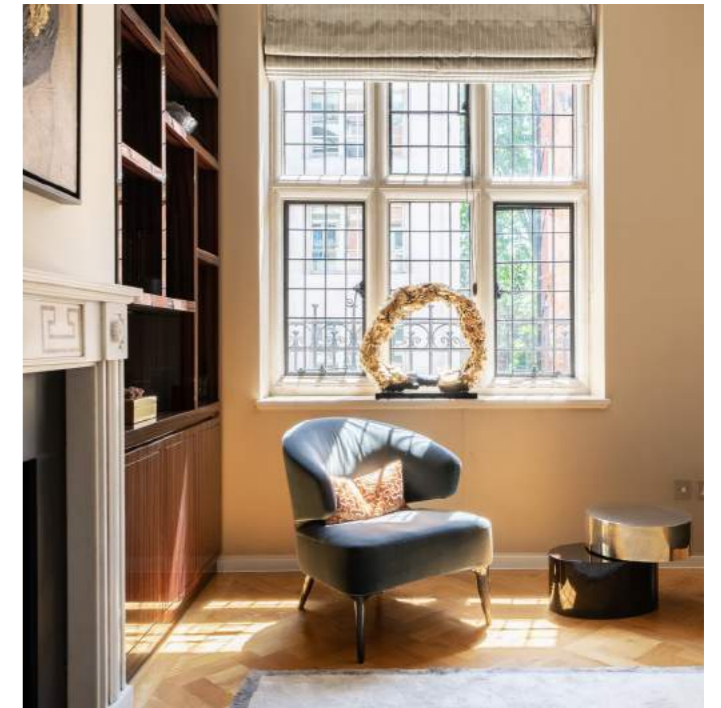


Mayfair favourite, Scott's restaurant



## Mount Street- The Heart of Mayfair

Mount Street has come of age in the last decade with attractive public realm improvements as well as an influx of exciting new retailers who sit amongst the established stalwarts such as the world famous Scott's restaurant. The street is set to evolve further with the re-opening of neighbourhood favourites; private members club George and The Audley pub which, under new ownership from Hauser and Wirth will be art focused whilst still serving the needs of the residents.



## The Apartment

Situated on the first floor of an attractive purpose built red brick period building above renowned jeweller Pragnell, the apartment faces South onto exclusive Mount Street, the drawing room is flooded with light and takes in the vibrant street scene below with the uniquely beautiful pink terracotta stone buildings and through to the famed Mount Street gardens beyond.



## The Apartment

With impressive ceiling heights throughout of more than 3m, the separate Boffi kitchen is perfectly well equipped with Italian marble surfaces and Gaggenau appliances. A generous hallway leads to 2 bedroom suites quietly situated at the rear, both with opulent bathrooms dressed in natural marble.



## Specifications

### HEATING

- Independent gas heating
- Underfloor heating throughout
- Heated towel rails in bathrooms

### SECURITY

- Video entry system
- Banham security locks
- Banham monitored alarm system
- Insurance approved installed safe

### LIGHTING

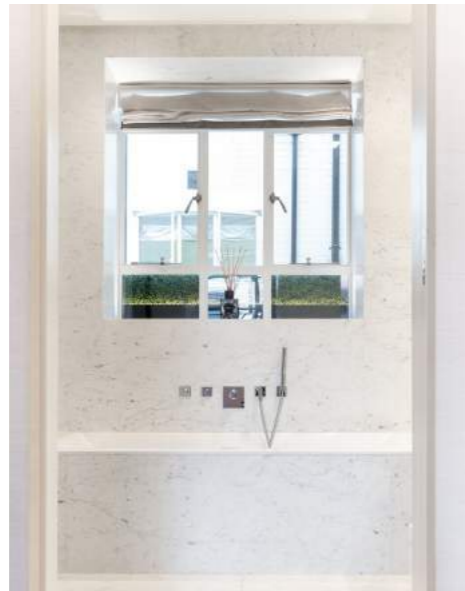
- LightIQ designed lighting system

### AUDIO VISUAL

- Cat 6 coaxial and audio cabling throughout
- SONOS/Control 4 system throughout
- 3 TVs with 5.1 surround sound system in living room

### FIXTURES, FITTINGS AND FURNITURE

- Boffi fitted kitchen with Italian marble
- Gaggenau kitchen appliances
- Natural marble bathrooms
- Bespoke plaster mouldings and cornices
- Parquet floors
- Backlit semi precious stone hallway window ledge
- Gold leaf gilded ceiling in hallway
- Silk wallpaper throughout
- Italian bespoke joinery and furnishings throughout
- Maxalto and Minotti furnishings
- Handmade window treatments
- Important antique 1818 English Regency fireplace in statuary and sienna
- Forbes & Lomax switches and sockets
- Beardmore door fittings



Mount Street Gardens



## The View

Uniquely positioned in perhaps the most popular stretch of Mount Street, the apartment takes in a view of the 'hidden' Mount Street gardens, seen by residents as a refuge away from the hustle and bustle of city life. Rumoured to have its own micro-climate, Mayfair residents are often found basking in the sun as they steal a moment away in the sun-drenched tranquility!

## MOUNT STREET

### Mount Street, Mayfair W1

Approximate Gross Internal Area 101 sq m (1,083 sq ft)

#### ACCOMMODATION

- South facing Drawing room with 3.14m ceilings
- Boffi kitchen with Gaggenau appliances
- Master bedroom suite
- Guest bedroom suite

Asking Price: **O.I.E.O £4,350,000**

Lease Length: **104 year (expires March 2126)**

Service Charge: **£1,428 Per Quarter**

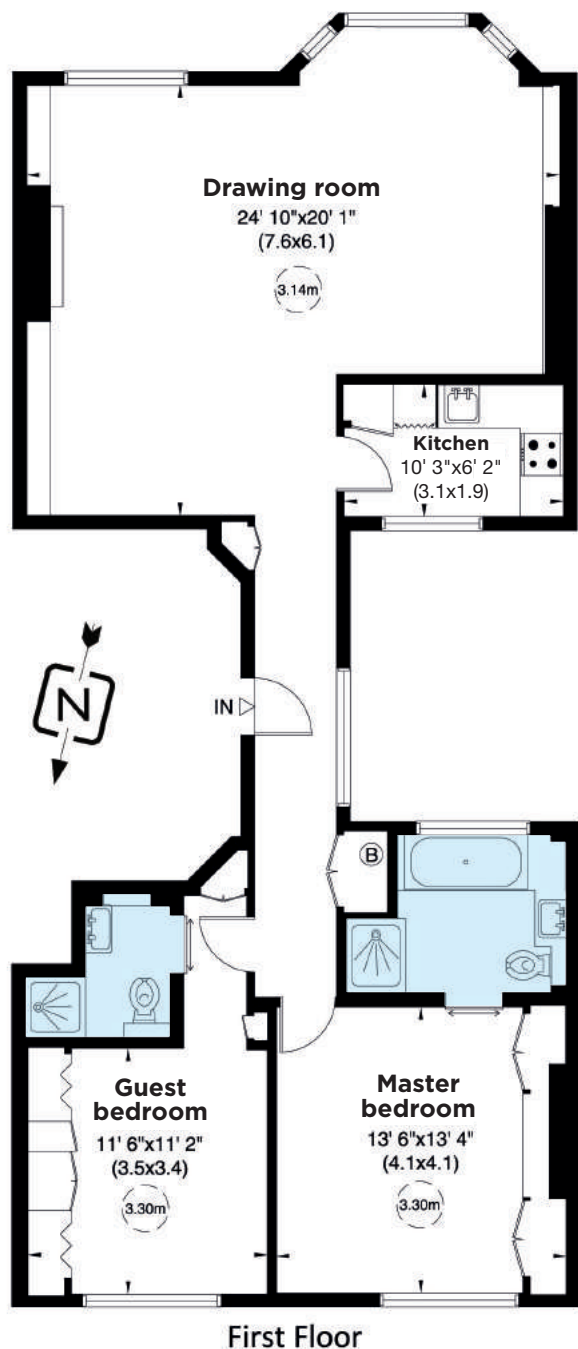
Ground Rent: **Peppercorn**

EPC Rating: **D**

#### Floorplans:

Not to scale, for guidance only and must not be relied upon as a statement of fact.

All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).



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