



**A FANTASTIC PENTHOUSE TWO BEDROOM DUPLEX APARTMENT ON MADDOX STREET MAYFAIR,  
FEATURING HIGH SPECIFICATION APPLIANCES AND SEPARATE DINING ROOM.**

MADDOX STREET, LONDON, W1S 1AY

**Furnished, Part Furnished, £825 pw (£3,575 pcm) + fees and other charges apply.\***

**Available Now**



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**£825 pw (£3,575 pcm) Furnished, Part Furnished**

- 2 Bedrooms • 2 Bathrooms • 2 Receptions
- Duplex apartment • Dining room • Penthouse
- Open Plan • 2 bedroom • 2 bathroom • EPC Rating = C • Council Tax = H

## Situation

Maddox Street is located to the east of Hyde Park and to the north of Piccadilly. The property is within reach of the many amenities, restaurants and flagship designer stores offered by Oxford Street and Regent Street and their surrounding areas. The closest Underground stations are Oxford Circus (Bakerloo, Victoria and Central lines, located 0.3 miles from the property and Bond Street (Central and Jubilee lines), located 0.3 miles from the property.

## Description

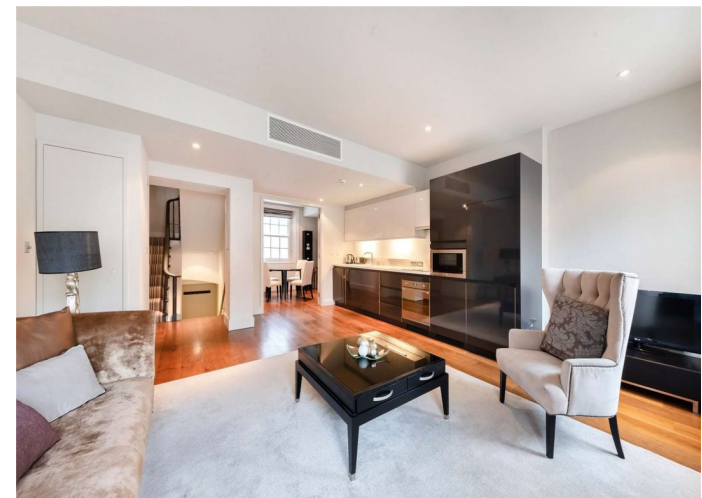
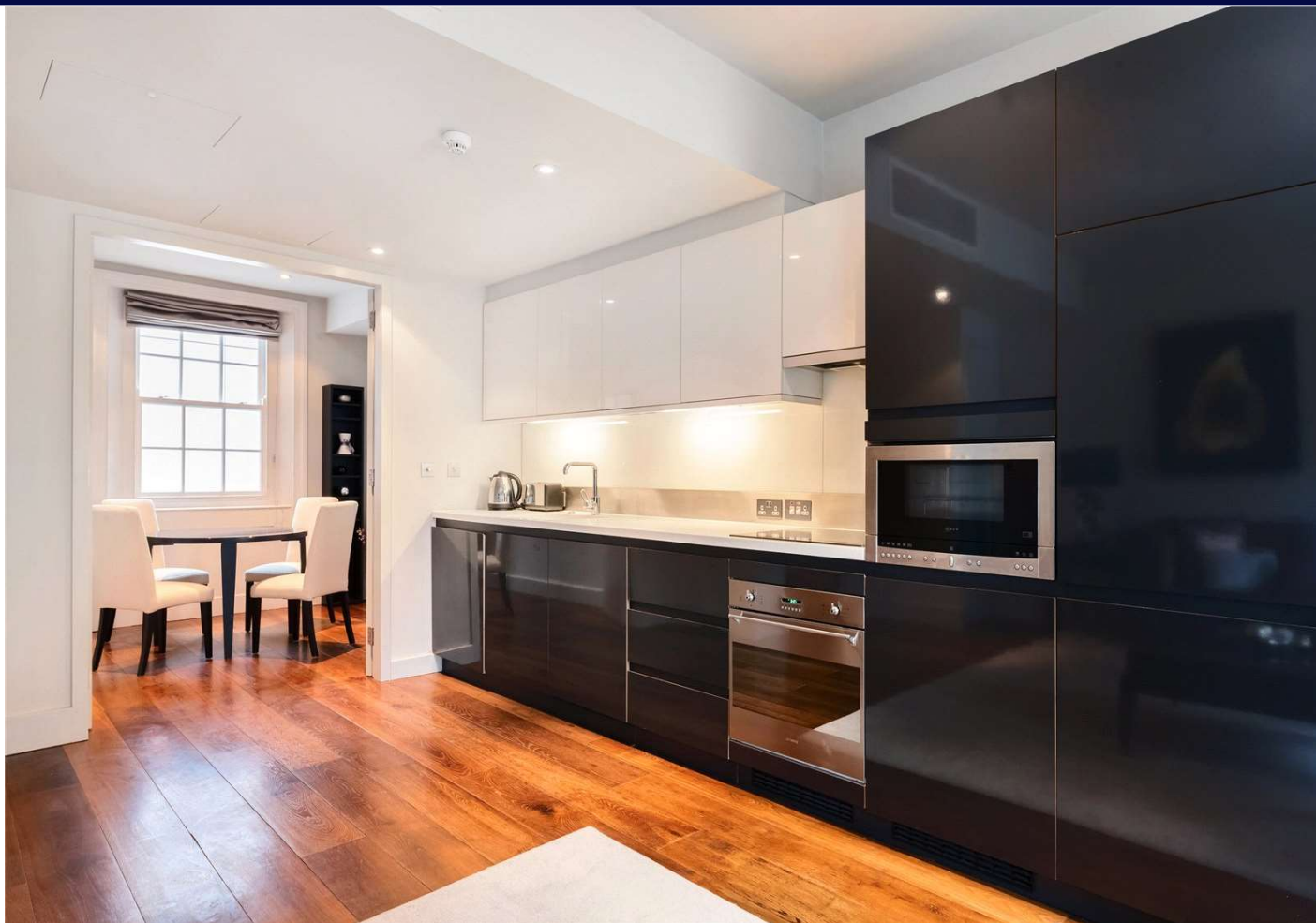
A fantastic penthouse two bedroom duplex apartment on Maddox Street Mayfair, featuring high specification appliances and separate dining room.

## Energy Performance

A copy of the full Energy Performance Certificate is available on request.

## Viewing

Strictly by appointment with Savills.

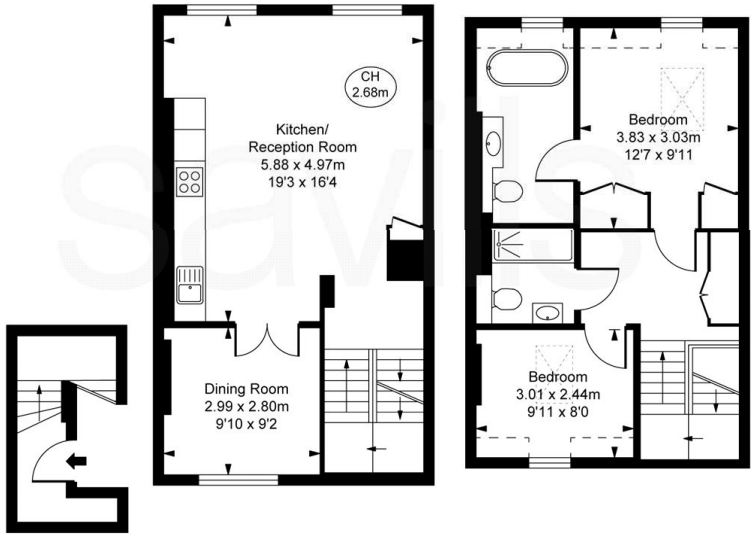


Maddox Street, W1S

Approximate Gross Internal Area  
89.86 sq m / 967 sq ft

( Including restricted height  
under 1.5m [ ] )

( CH = Ceiling Heights )



Second Floor Entrance  
Approximate Gross Internal Area  
4.73 sq m / 51 sq ft

Third Floor  
Approximate Gross Internal Area  
43.66 sq m / 470 sq ft

Fourth Floor  
Approximate Gross Internal Area  
41.47 sq m / 446 sq ft

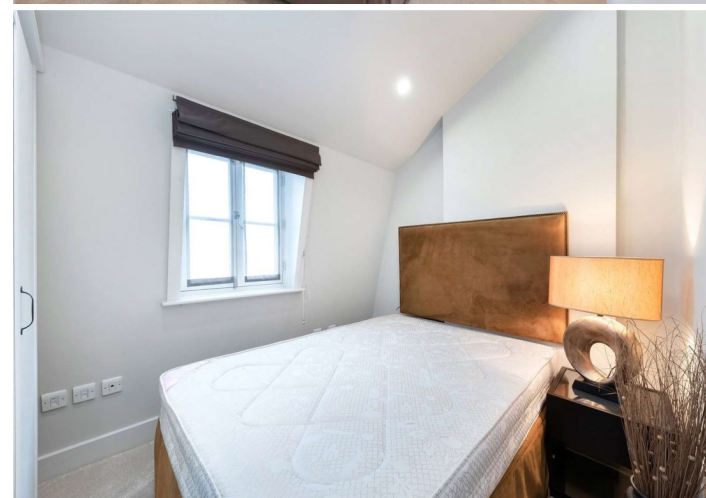
This plan is not to scale. It is for guidance and not for valuation purposes.  
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.  
© Fulham Performance

FLOORPLANS

Gross internal area: 921 sq ft, - 85.6 m<sup>2</sup>

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	71	73
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	





Please note that the local area may be affected by aircraft noise, you should make your own enquiries regarding any noise within the area before you make any offer.

\*There are different rules and fees for different tenancy types. For details of our fees and charges go to [savills.co.uk/tenant-fees](https://www.savills.co.uk/tenant-fees). For more detailed information read our [Applicant Guide](#), hard copy available on request. 20190531YNMK

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## Mayfair & St James's Lettings

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