



A beautifully presented lateral apartment in the heart of Mayfair

Maddox Street, London, W1S

Guide price £2,250,000

Leasehold approximately 110 years remaining



Reception/dining room • Kitchen/breakfast room • Principal bedroom with en suite shower room • Further bedroom • Further shower room • Air-conditioning • Service charge approximately £7,000 pa • EPC = C

Local Information

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 approximately 0.2 miles from the property and Bond Street (Central and Jubilee lines), located approximately 0.3 miles from the property.

About this property

This bright and contemporary apartment offers well-proportioned accommodation. The impressive entrance hallway leads to the open-plan reception/dining room which is dual aspect, featuring 6 windows which provide a wealth of natural light. The kitchen is adjacent to the reception/dining room and has a breakfast area in front of the wonderful bay window. The principal bedroom has built-in wardrobes and an en suite shower room and there is a further double bedroom and separate shower room. In addition, the apartment benefits from air-conditioning throughout.

Tenure

Leasehold (110 years remaining)

Energy Performance

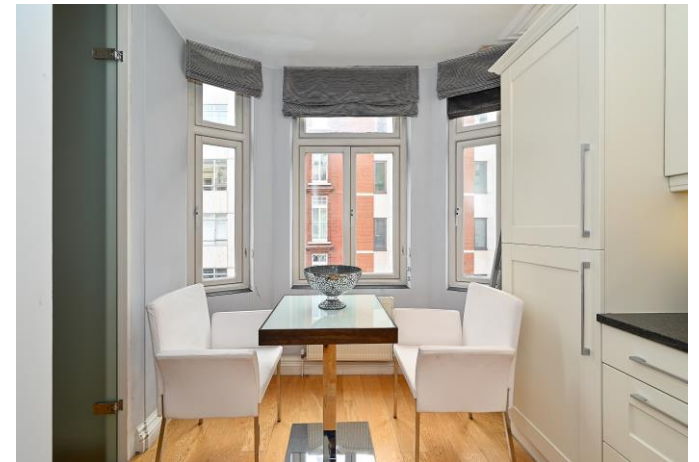
EPC Rating = C

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Mayfair & St James's Office.

Telephone: +44 (0) 20 7578 5100.

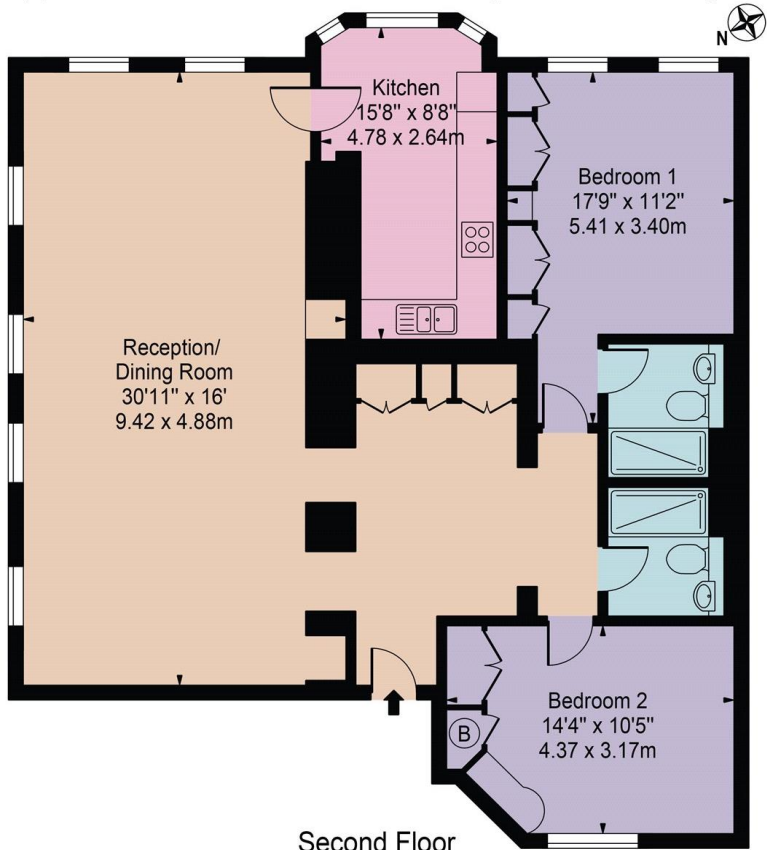




Maddox Street, London, W1S
Gross Internal Area 1206 sq ft, 112 m²


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Maddox Street
Approx. Gross Internal Area 1206 Sq Ft - 112.04 Sq M



Second Floor
For Illustration Purposes Only - Not To Scale

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 | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| | 73 | 81 |
| England, Scotland & Wales | | EU Directive 2002/91/EC  |

Please note property photographs were taken in 2019.
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