



A superb, beautifully appointed one bedroom apartment situated in the heart of Mayfair.

**Maddox Street, London, W1S**

Guide Price: £1,300,000

Leasehold (approximately 991 years remaining)

savills

# A superb, beautifully appointed one bedroom apartment situated in the heart of Mayfair.

Open plan kitchen/reception room • One bedroom • One bathroom • Third floor • Lift access • EPC = C • Service charge:  
• Ground rent:

## 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

A superb, beautifully appointed one bedroom apartment situated in the heart of Mayfair. This bright, contemporary apartment comprises a spacious open-plan kitchen/reception room, one bedroom and one bathroom. The property is situated on the third floor and benefits from lift access.

## Tenure

Leasehold (991 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.

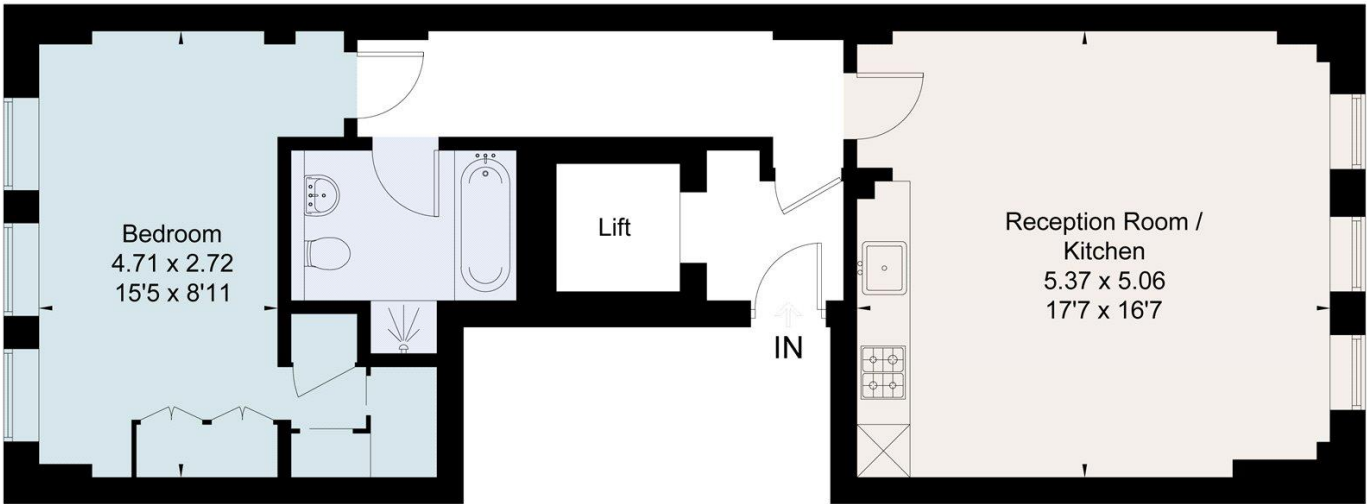




Maddox Street, London, W1S  
Gross Internal Area 638 sq ft, 59.3 m<sup>2</sup>


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Approximate Area = 63.2 sq m / 680 sq ft  
(Including Lift)  
For identification only. Not to scale.  
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Third Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
fourwalls-group.com 263355

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		
	71	75
England, Scotland & Wales		EU Directive 2002/91/EC 

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