



A superb two bedroom lateral apartment with the rarity of a large south facing terrace, porter and lift

**Park Mount Lodge, 12-14 Reeves Mews, London, W1K**

Guide Price: £2,650,000  
Leasehold (approximately 40 years remaining)





# A superb two bedroom lateral apartment with the rarity of a large south facing terrace, porter and lift

Reception room • Two bedrooms • Two bathrooms • Roof terrace • Balcony • Lift • Porter • Service charge: approximately: £15,060 per annum • Ground rent: approximately £300 per annum • EPC = C

## Local Information

Reeves Mews is perfectly situated for the world class amenities, restaurants and boutique shops of Mayfair, and just a moments walk from Grosvenor Square and Hyde Park.

Local transport links include Bond Street tube station (approximately 0.4 miles) and Marble Arch tube station (approximately 0.5 miles).

## About this property

Located on the first floor of a secure residential building in the heart of Mayfair, this spacious apartment offers 1,183 sq ft of bright and well balanced accommodation. The property comprises an open plan reception room of excellent proportions, which opens out onto a balcony overlooking the mews. There is also a separate kitchen and principal bedroom suite providing direct access onto the 25 ft wide terrace. The property further boasts a second double bedroom, separate shower room and generous storage in the entrance hallway

## Tenure

Leasehold (40 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.











Park Mount Lodge, 12-14 Reeves Mews, London, W1K  
Gross Internal Area 1183 sq ft, 109.9 m<sup>2</sup>

onTheMarket.com

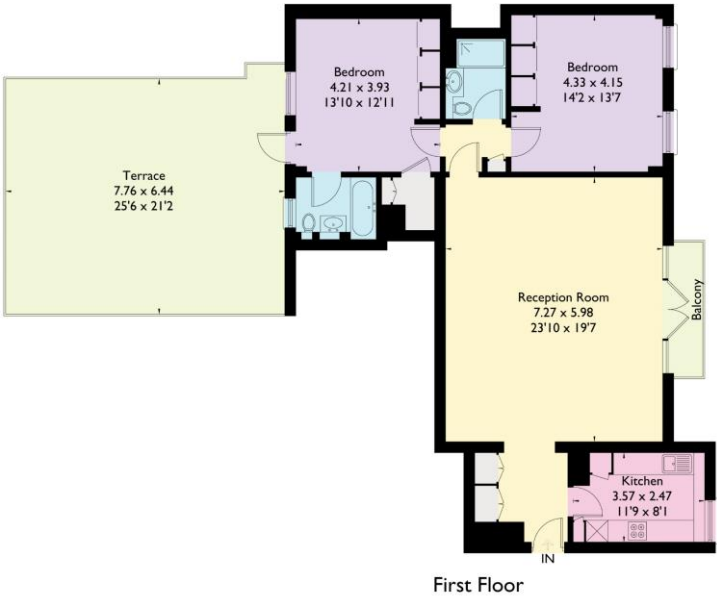
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savills.co.uk


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Reeves Mews, W1K

Approximate Gross Internal Area = 109.9 sq m / 1183 sq ft



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This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate.  
Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

Energy Efficiency Rating			Current	Potential
Very energy efficient - lower running costs			75	84
(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				
England, Scotland & Wales			EU Directive 2002/91/EC	
				

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