



# A bright and well-presented two bedroom flat, located in the heart of Mayfair's bustling Shepherd Market

**Shepherds House, Shepherd Street, Mayfair, London, W1J**

Guide Price: £1,275,000

Leasehold, plus Share of Freehold





# A bright and well-presented two bedroom flat, located in the heart of Mayfair's bustling Shepherd Market

Reception room • Smallbone kitchen • Two double bedrooms • Two bath / shower rooms (one en suite) • Basement storage unit • Part time porter • Lift access • Communal roof terrace • Service charge: approximately £3,500 per annum • Ground rent: peppercorn • EPC = E

## Local Information

The property is superbly located in the heart of Mayfair's bustling Shepherd Market, surrounded by the world class restaurants, bars and boutique shops of Mayfair. Shepherd House is just moments away from the green expanses of both Hyde Park and Green Park.

The transport links are excellent, with the closest underground station being Green Park (0.3 miles) and Hyde Park Corner (0.5 miles).

## About this property

This charming and wonderfully bright two bedroom flat comprises a dual aspect reception room, which is open plan to the stunning Smallbone kitchen. There are two double bedrooms; the principal bedroom with bathroom and double sinks, and one further double bedroom with a separate shower room.. The flat also benefits from underfloor heating in all rooms except the carpeted bedrooms. The property is situated on the third floor and the building benefits from part time portorage with lift access on the other side of the building via the communal roof terrace. There is also a storage unit in the basement.

## Tenure

Leasehold, plus Share of Freehold

## Energy Performance

EPC Rating = E

## Viewing

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

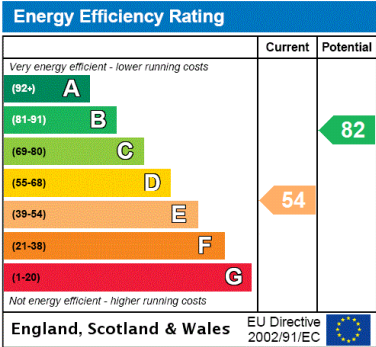
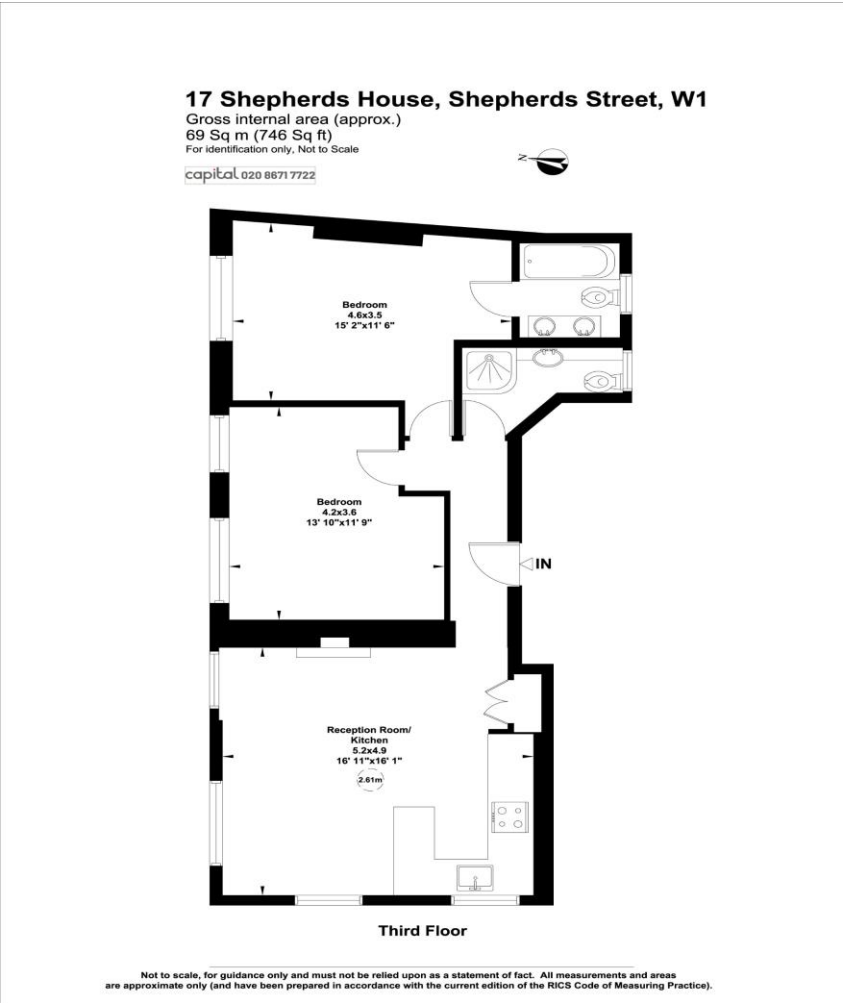
Telephone: +44 (0) 20 7578 5100.







Shepherds House, Shepherd Street, Mayfair, London, W1J  
Gross Internal Area 746 sq ft, 69.3 m<sup>2</sup>



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