

SOUTH STREET

MAYFAIR W1



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ACCOMMODATION

Entrance hall | Spacious reception room | Dining room | Kitchen / breakfast room | Principal bedroom suite with dressing room | Three further double bedroom suites | Staff bedroom suite | Additional shower room | Guest cloakroom | Study | Cinema | Gym | Roof terrace | Brand newly constructed in recent years
Freehold | Guide price: £16,950,000



ABOUT THIS PROPERTY

This beautiful Mayfair townhouse is arranged over 7 floors and features luxurious interiors throughout with bespoke joinery, Lutron lighting, Control4 system and air conditioning. The ground floor comprises a spacious reception hall with book matched marble floor, a beautifully appointment kitchen / breakfast room, guest cloakroom and the garage. On the first floor is the fabulous, full-width reception room with five floor to ceiling windows allowing for an abundance of light to fill the room. This level also comprises the dining room and study.

The spacious principal bedroom suite occupies the entire second floor and features a dressing room, bathroom and shower room. There are three further double bedroom suites on the third floor. The lower floors comprise the cinema, gym, shower room, utility room and bedroom 5, which can also be used as a staff room with en suite shower room.

This spectacular house features a lift to all floors and a roof terrace overlooking the rooftops of Mayfair.



LOCAL INFORMATION

South Street is situated in the heart of Mayfair, just off South Audley Street.

It is well placed for the boutiques and restaurants of Mount Street and South Audley Street, as well as the other fantastic amenities that Mayfair has to offer.

Local transport links include Bond Street Underground Station (0.5 miles) for the Jubilee and Central lines, as well as Crossrail, and Green Park Underground Station (0.4 miles) for the Jubilee, Victoria and Piccadilly lines (all distances are approximate).



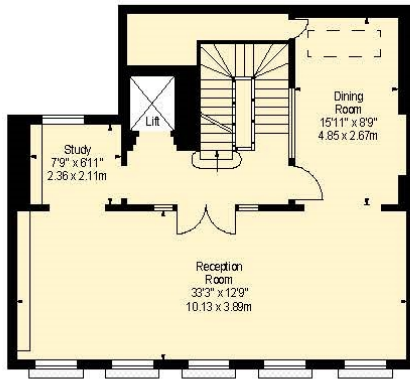
FLOOR PLANS

Gross internal area (approx.)

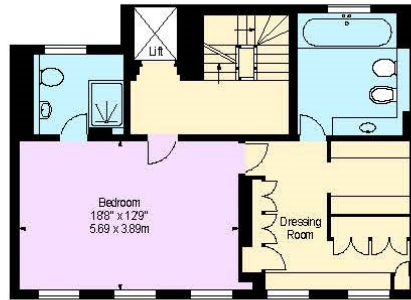
5,333 Sq ft (496 Sq m) Including terrace

5,182 Sq ft (481 Sq m) Excluding terrace

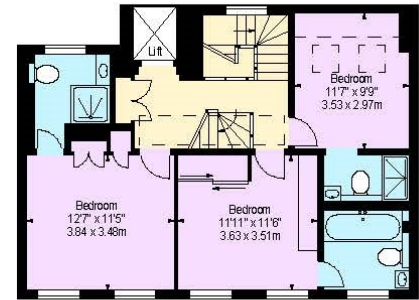
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	87	87
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	87	87
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



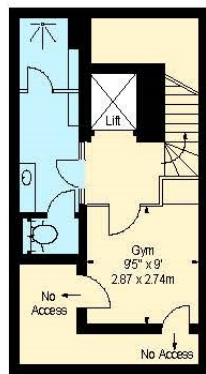
FIRST FLOOR



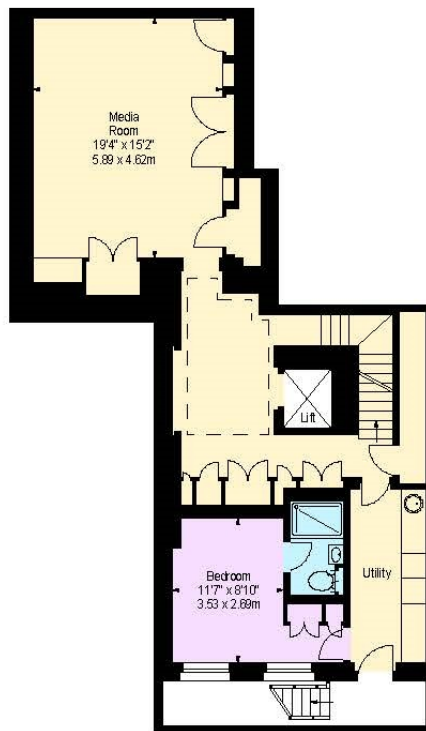
SECOND FLOOR



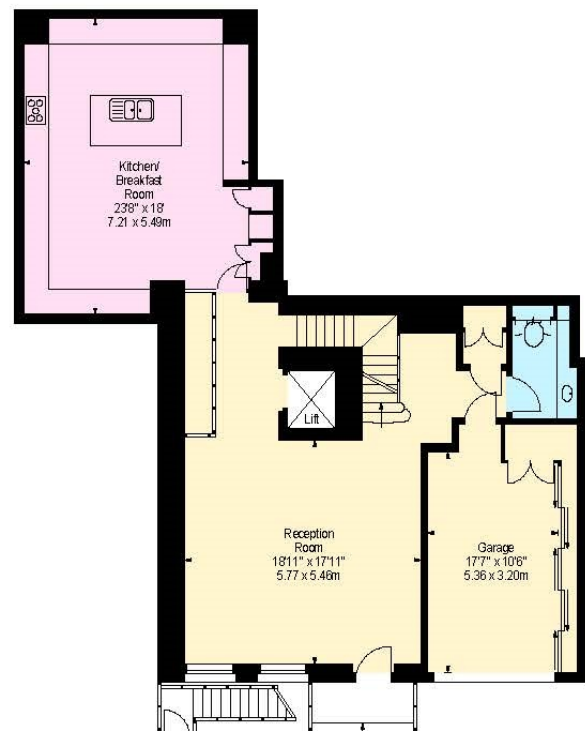
THIRD FLOOR



BASEMENT



LOWER GROUND FLOOR



GROUND FLOOR

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