



North Audley Street

Mayfair

OLIVER BERNARD

LONDON



INTRODUCTION

Positioned between the brand new Rosewood Hotel on Grosvenor Square and Oxford Street, this first floor apartment set in a Grade II listed building boasts a wealth of period features, an abundance of natural light, and a working log burner.

With its open plan reception room and kitchen, this elegant period building boasts three meter ceilings. The apartment benefits from a long lease and a small balcony.

It has 2 principal bedroom suites and an additional guest bedroom that can also be used as a home office. There is AC throughout with underfloor heating in all the bathrooms.

This prestigious location allows residents to enjoy the best of the local community in Mayfair with easy access to Green Park or Bond Street tube station.



Kitchen & Living Room

Extensive *kitchen* with a range of appliances including dish washer and wine cooler.

A hand made bespoke kirchen with French dressers at both sides of a working wood burner.



Balcony Terrace

The small *balcony* offers unspoilt views down the bustling North Audley Street

Hand crafter *kitchen* with marble work surfaces and smeg appliances



i Non invasive design with free standing joinery built into the wall, the kitchen takes up little space whilst offering vast storage.



Bedrooms

Quiet and secluded bedrooms with separate dressing
and en-suite bathrooms

i Master Bedroom: Dressing Room.
Built in storage. Bath tub and shower.





BEDROOM 3/STUDY

Double bedroom with views West, joined wardrobe and AC.

STREET VIEWS

Floor to ceiling windows east facing leading onto a small balcony catching morning sunlight.

CLOSET

Additional walk in wardrobe beneath the stairs for winter clothes and luggage.

Bathrooms

Extensive *bathrooms* and guest WC with traditional Silver appliances and rainwater showerheads.







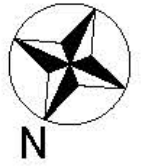
Exquisite *bathrooms* with a range of sanitary ware including guest WC, bath tub and walk in shower.

- i Offering vast storage both beneath sinks and above the WC for Towels and Bathroom products.



Floor Plan

North Audley Street
 Approximate Gross Internal Area = 1237 sq ft / 115 sq m

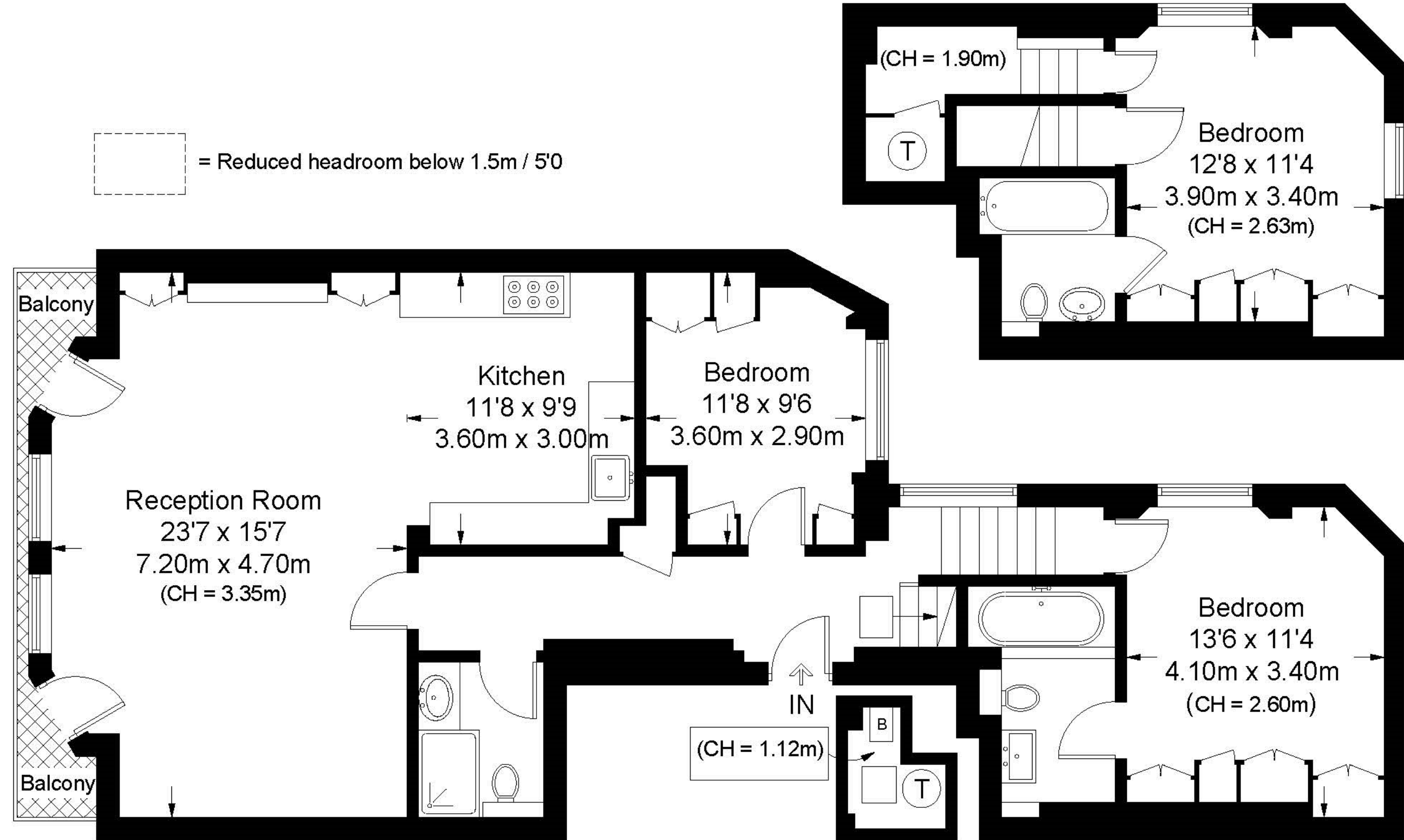


Approx. Gross Internal Area:
 1237 Sq Ft – 115 Sq M

Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.

Important Information

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Location and Amenities

Kitchen: Handmade kitchen with integrated smeg appliances.

Flooring: Period wooden floor.

Security: Apartment intruder alarm system with panic buttons, external and internal CCTV coverage.

Mechanical, Electrical and Plumbing Services: The apartment has underfloor heating to bathrooms and independent gas boiler to the living areas with original cast iron radiators. There is air conditioning to all rooms throughout the apartment.

Location: Situated on North Audley Street, the apartment is ideally located for the open spaces of nearby Grosvenor Square and Hyde Park, the boutiques of Mount Street and Oxford Street and the private members clubs of wider Mayfair. Excellent transport links are afforded by rail, with Bond Street station (0.2 miles) providing access to underground services and Crossrail from 2018.



x 3

Principal Bedroom with En Suite Bathroom

Bedroom 2 with En Suite Bathroom

Bedroom 3 with AC



x 2

En Suite Bathrooms & Guest WC



x 1237 Sq Ft

Reception Room

Open Plan Kitchen

Log Burner

Lift

Balcony

AC

Tenure

115 years approx

EPC

EPC = E

Guide Price

£3,800,000



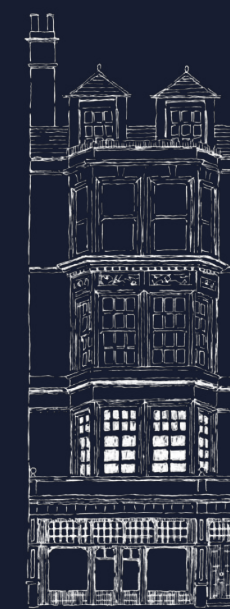


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