



# Balfour Place

*Mayfair*



## INTRODUCTION

Balfour Place is a perfectly situated peaceful location in the heart of the Mayfair village. With a live in caretaker and a lift to all floors it's a classical Mayfair mansion.

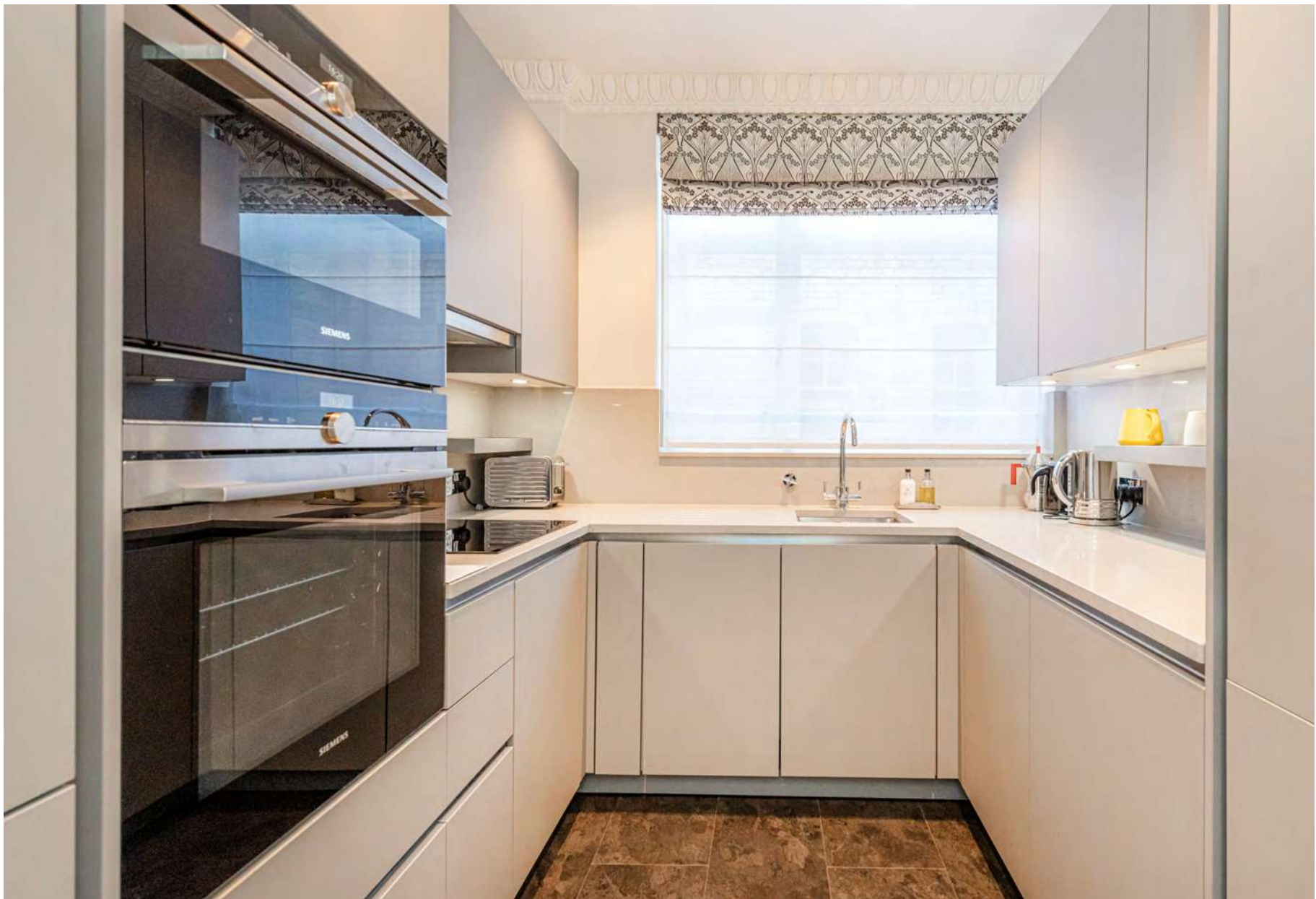
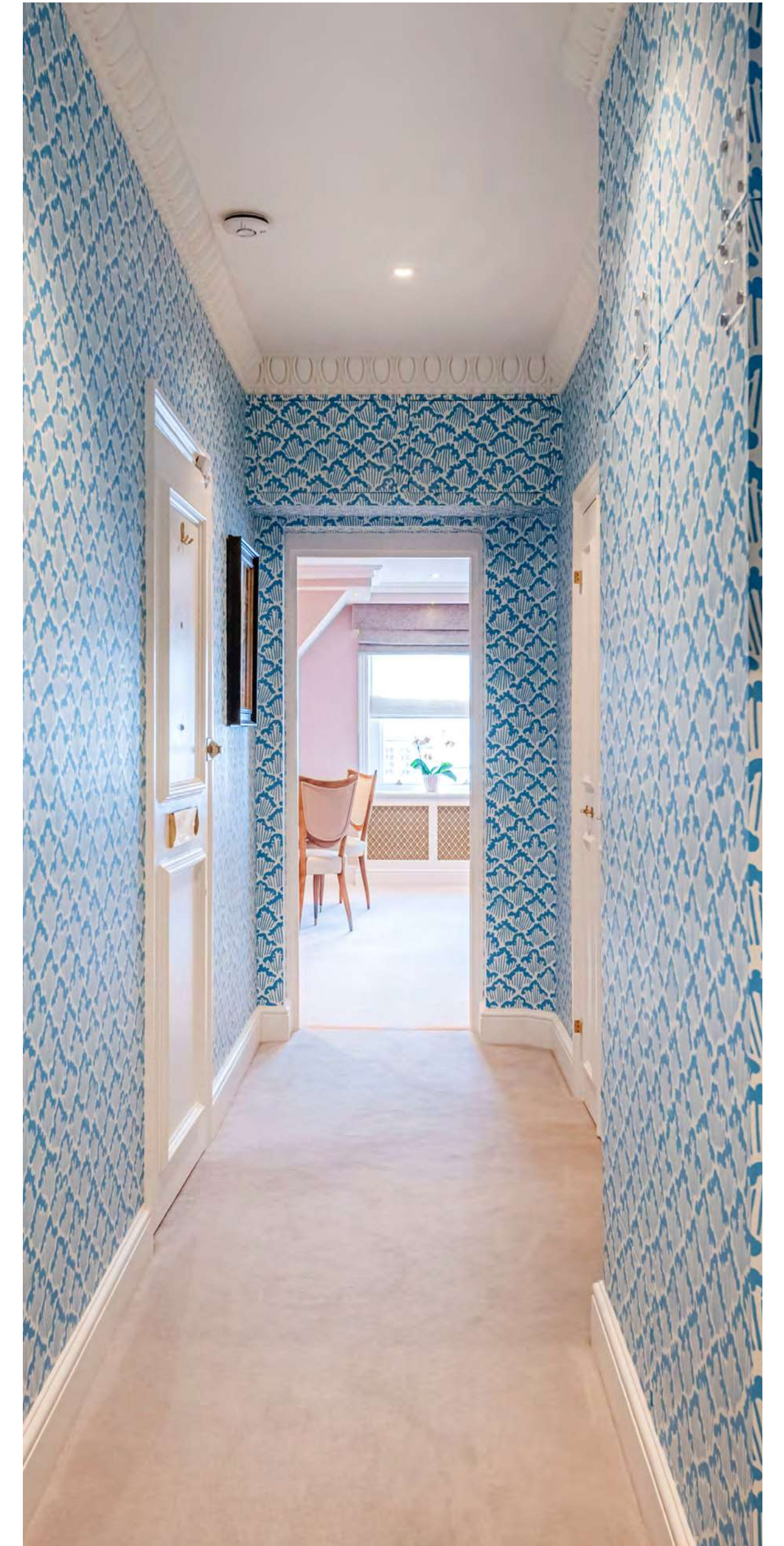
The apartment is an elegant, bright, dual aspect apartment on the top floor comprising 1,001 sqft. Starting with a large west facing reception room with a working gas fire place, a newly refurbished, fully equipped modern kitchen and a large hall with bespoke wallpapers.

# Living Room

On the top floor with both east and west facing windows, the living room is flooded with natural light and has a gas fire for those cold winter evenings.

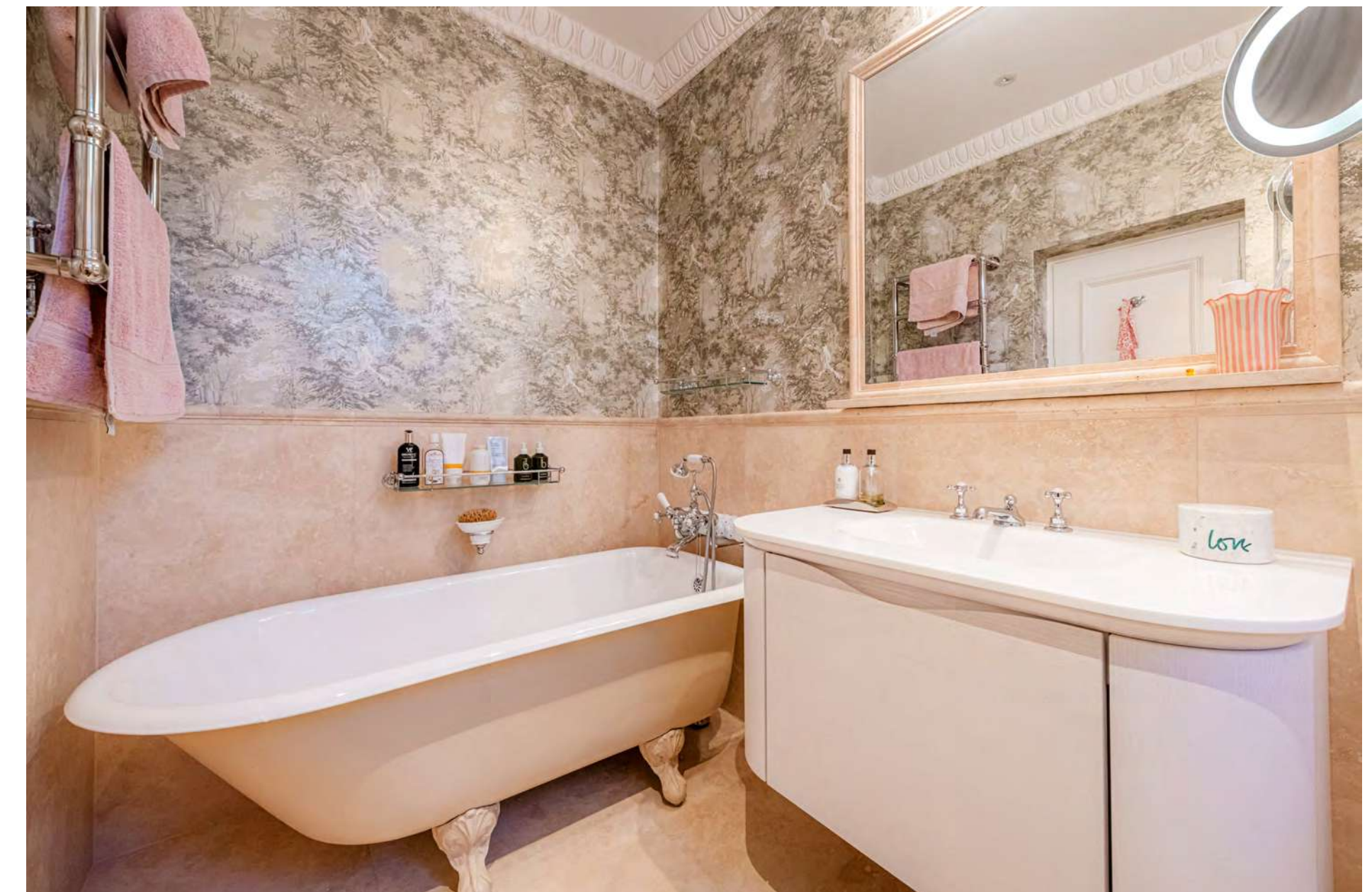






# Principle Bedroom

The master bedroom has beautiful hand built storage against one wall by Mark Wilkinson and a refurbished en-suite bathroom with a freestanding bath tub.





The second bedroom looks onto the rear of the building which is uniquely quiet and again benefits from storage and a large separate shower in the second bathroom.





STREET VIEWS & COMMUNALS

The beautiful stretch from Mount Street leads on to Balfour Place and is deemed to be the center of the Mayfair Village. The apartment is complimented by a refurbished common area a good lift and a live in caretaker.



# Floor Plan

**Approx. Total Internal Area:**

1001 Sq Ft – 93 Sq M  
(Including restricted height)

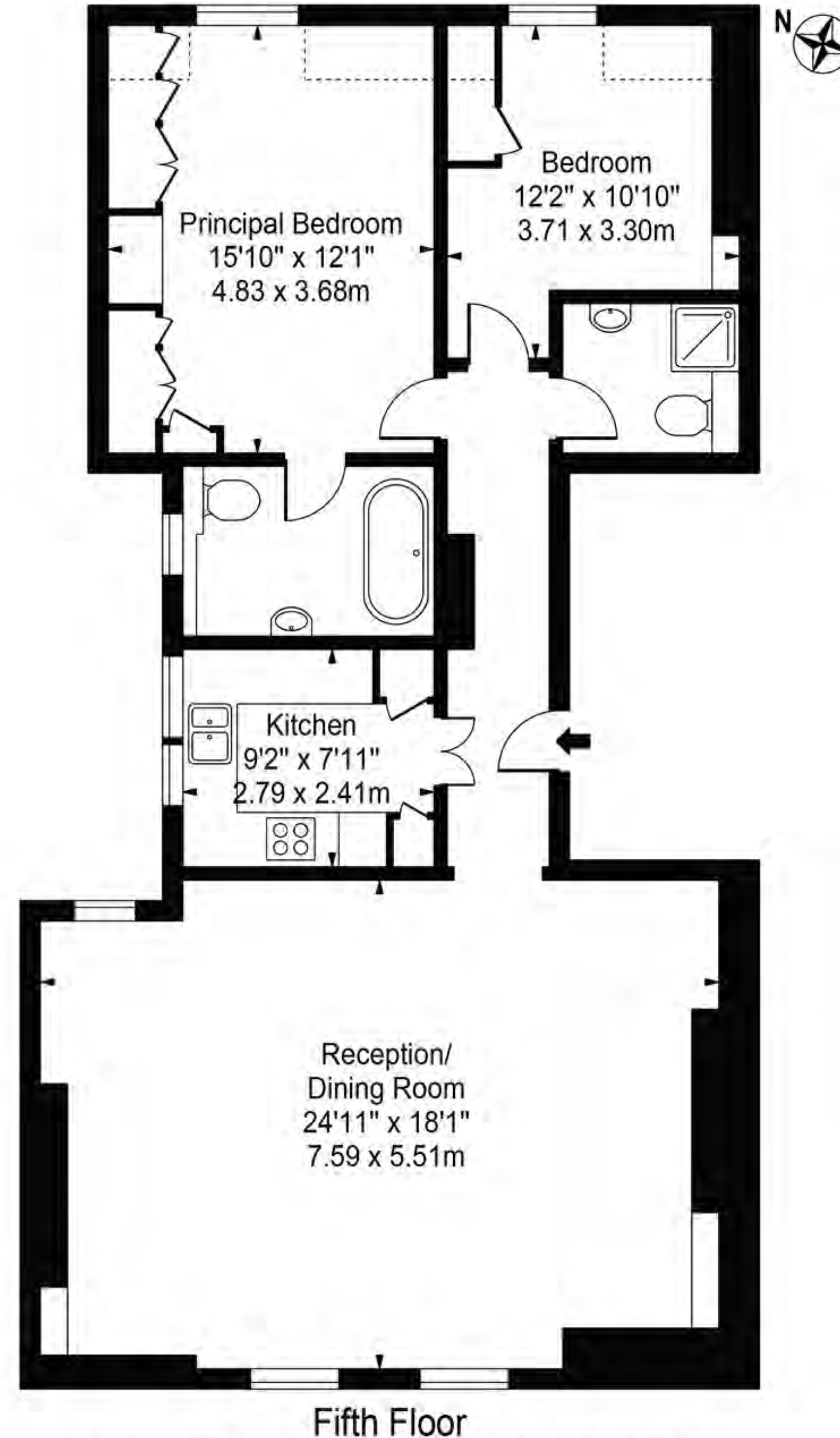
**Approx. Gross Internal Area:**

973 Sq Ft – 90.39 Sq M  
(Ecluding restricted height area)

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**

Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither OB Private nor any-one in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the property may change without notice.



Fifth Floor  
For Illustration Purposes Only - Not To Scale

# Location and Amenities

**Kitchen:** Handmade kitchen with integrated Miele appliances.

**Security:** Apartment intruder alarm system.

**Porter:** Caretaker

**Lift**

**Gas fire**

**Location:** Situated in an attractive period building. Located in the heart of Mayfair this is one of W1's most sought after addresses. Balfour Place benefits from being a short distance from the green spaces of Grosvenor Square. Located in the heart of Mayfair, the property is surrounded by the best shops and restaurants that London has to offer. Transport links include Green Park tube station (0.6 miles) and Marble Arch tube station (0.4 miles).



x 2

Principal Bedroom  
with En Suite Bathroom  
Bedroom 2



x 2

En Suite Bathroom  
Family Bathroom  
& Guest WC



x 1001 Sq Ft

Reception Room  
Kitchen  
Gas Fire  
Lift  
Caretaker

Tenure

Long Let

EPC

EPC = C

Guide Price

£2,850,000





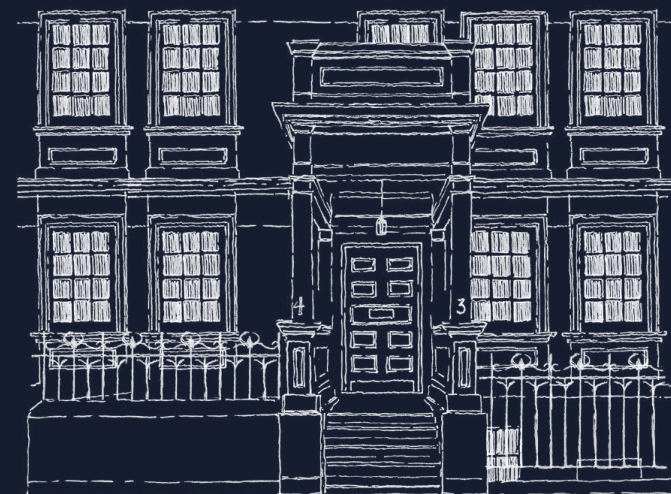
# Contact

**ROB GITTINS**

LETTINGS DIRECTOR

LONDON

12 HAY HILL MAYFAIR, LONDON W1J 8NR  
ROB@OBPRIVATE.CO.UK T +44 79 03 05 04 98



**GEORGE VERNON**

MRICS · DIRECTOR

PRIVATE

12 HAY HILL MAYFAIR, LONDON W1J 8NR  
GEORGE@OBPRIVATE.CO.UK T+ 44 77 94 91 96 51

OBPRIVATE.CO.UK

