



North Audley Street, Mayfair, London **W1K**

Audley House, North Audley Street **WIK**

North Audley Street is located in the heart of Mayfair, just a few minutes' walk from the wonderful open green spaces of Hyde Park and Green Park. The property benefits from natural light throughout, and offers generous living space. Accommodation consists of a large reception room which is perfect for entertaining and offers ample space for dining, and a fully integrated kitchen with generous workspace.

The principal bedroom is an excellent size and benefits from a dressing room and a stunning marble en suite bathroom. There are two further double bedrooms, both featuring built-in wardrobes, and one with an en suite shower room. A third bathroom completes the accommodation. The property benefits from direct lift access and a day-time porter.



Guide price: £6,950,000

Tenure: Leasehold: approximately 90 years remaining

Service charge: £20,800 per annum, reviewed annually

Ground rent: Peppercorn

Local authority: City of Westminster

Council tax band: H

This luxurious three bedroom apartment is situated on the fourth floor of a prestigious Grade II listed building in a prime Mayfair location, and showcases a finish of the highest quality.



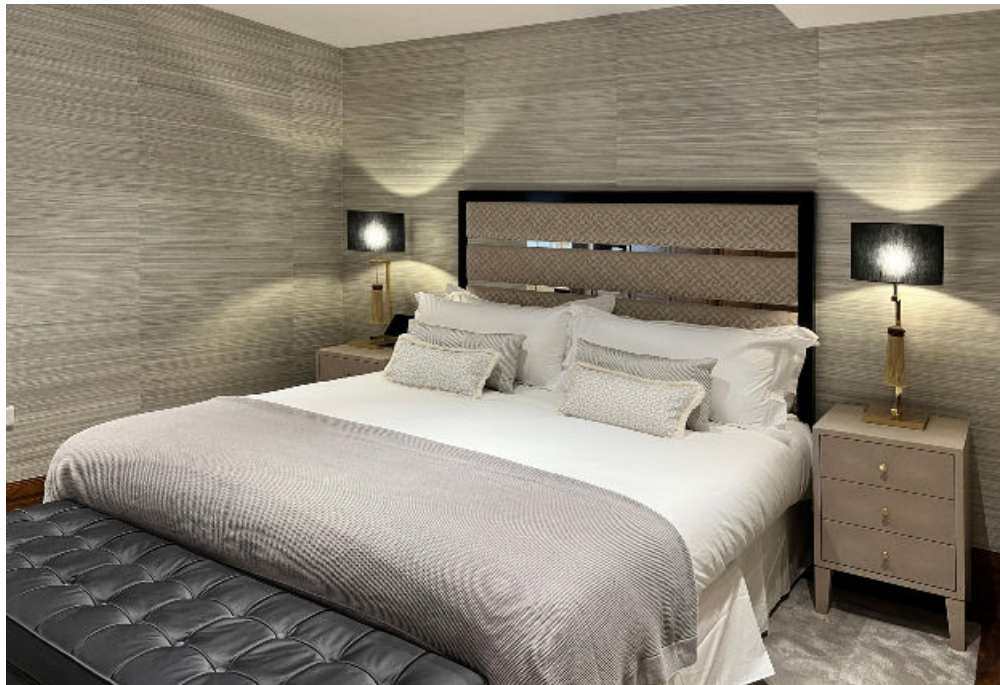
Location

The property is within close proximity of Grosvenor Square and Berkeley Square, which plays host to exclusive private members clubs such as Annabel's. There is an abundance of designer retailers nearby along Old Bond Street and Mount Street, as well as the majority of London's Michelin Star restaurants, along with the Dorchester, Lanesborough and Hilton Hotels, and Mayfair's famous Connaught Hotel. There are excellent transport links nearby, including Bond Street Underground Station (Central and Elizabeth Lines) and Marble Arch Underground Station (Central line).



Oxford Street and Regent Street are within a short walk of the property, offering a vast array of shopping, restaurant and bar facilities.

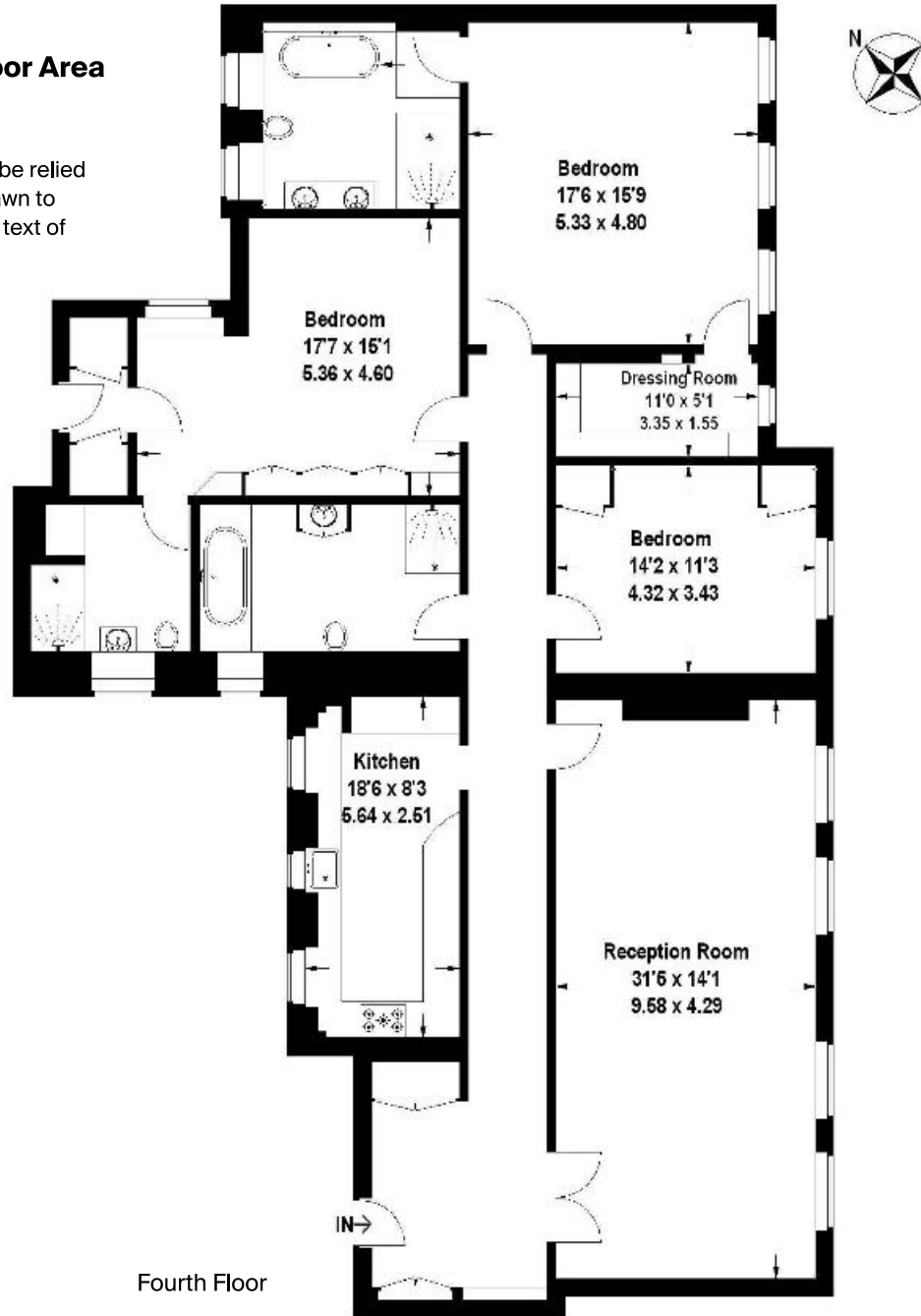






**Approximate Gross Internal Floor Area
194 sq m / 2,088 sq ft**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Fourth Floor



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated June 2023. Photographs and videos dated June 2014.

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