

ROKSTONE



Green Street, Mayfair W1K

This exceptional duplex apartment occupies the top two floors of a traditional red brick Victorian building, located in the Heart of Mayfair.

The apartment boasts approximately 2,282 sqft of elegant living space, featuring a separate modern kitchen with integrated appliances, spacious reception room with plenty of natural light, hardwood flooring, and remote controlled air-conditioning and media throughout. The accommodation comprises a principle bedroom with en-suite bathroom and stylish dressing room, two further well-sized bedrooms with good wardrobe space, as well as a bright and spacious dual aspect reception room featuring classic wooden flooring. The apartment further benefits from exceptional ceiling height, direct lift access and a long lease.

Green Street is situated between North Audley Street and Park Lane, and is excellently located for the internationally shops, boutiques and finest restaurants of Mayfair and the West End. A wide selection of London's leading museums, international music venues, schools, and universities are all within easy proximity making it a phenomenal prime address. The greenery of the 350-acre historic Hyde Park and the recently upgraded Grosvenor Square sporting the new Rosewood Hotel is also in close proximity and yet Heathrow airport will soon be just 34 minutes away from Bond Street with the arrival of Crossrail. Local transport links include Marble Arch Underground Station (0.1 miles), offering the central line, as well as Bond Street Station (0.4 miles).

Price £4,300,000



5 Dorset Street London W1U 6QJ

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<https://www.rokstone.com>

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Approx. Gross Internal Area 2282 Sq Ft - 212.00 Sq M
(Excluding Lift)



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Terms

Local Authority: Westminster City Council

Tenure: Leasehold

Lease: Approximately 110 Years

Service Charge: £8,000PA

Ground Rent: £7,500PA

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