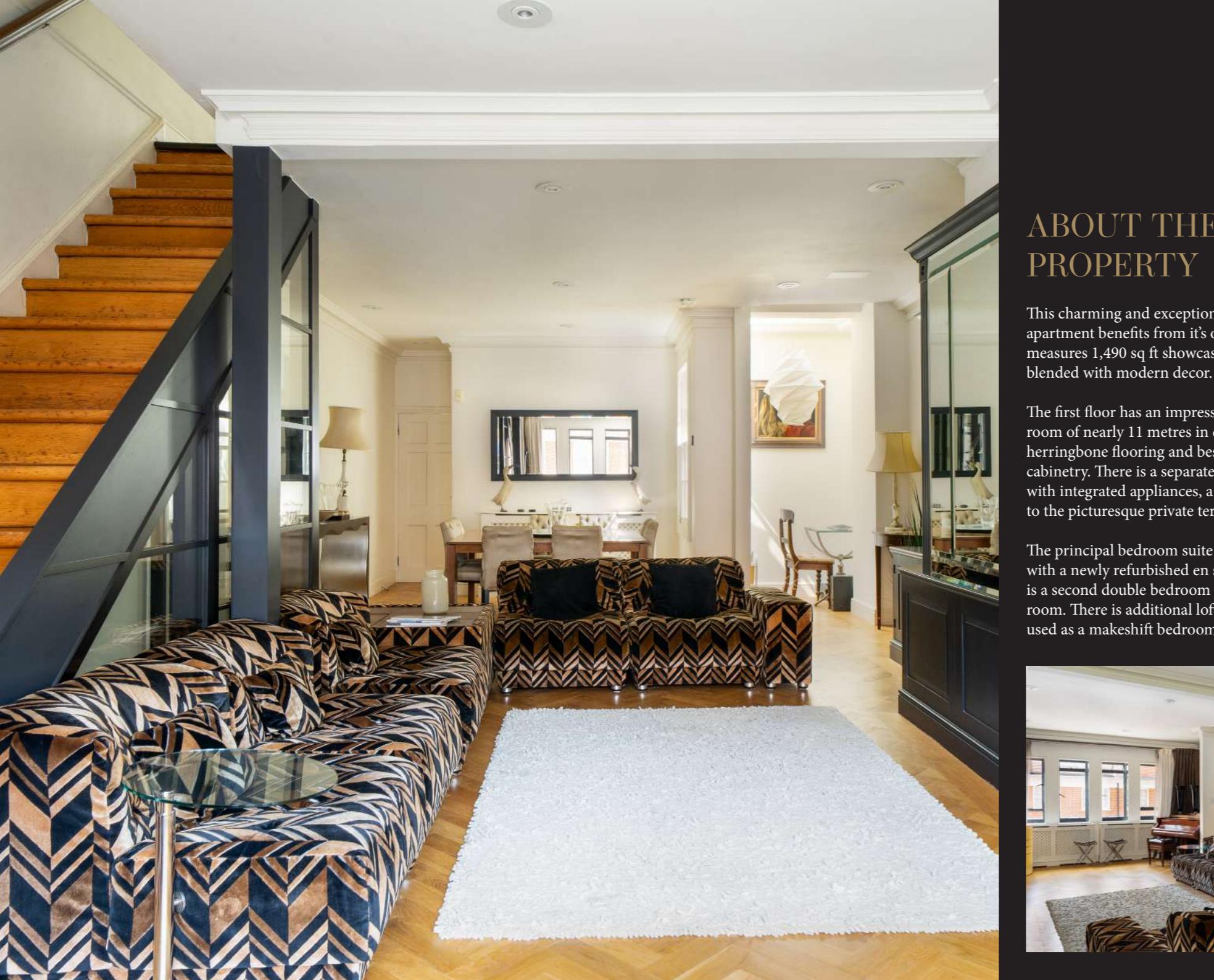


BALFOUR MEWS, W1

A two bedroom, first and second floor maisonette with a private terrace in the heart of Mayfair Village.



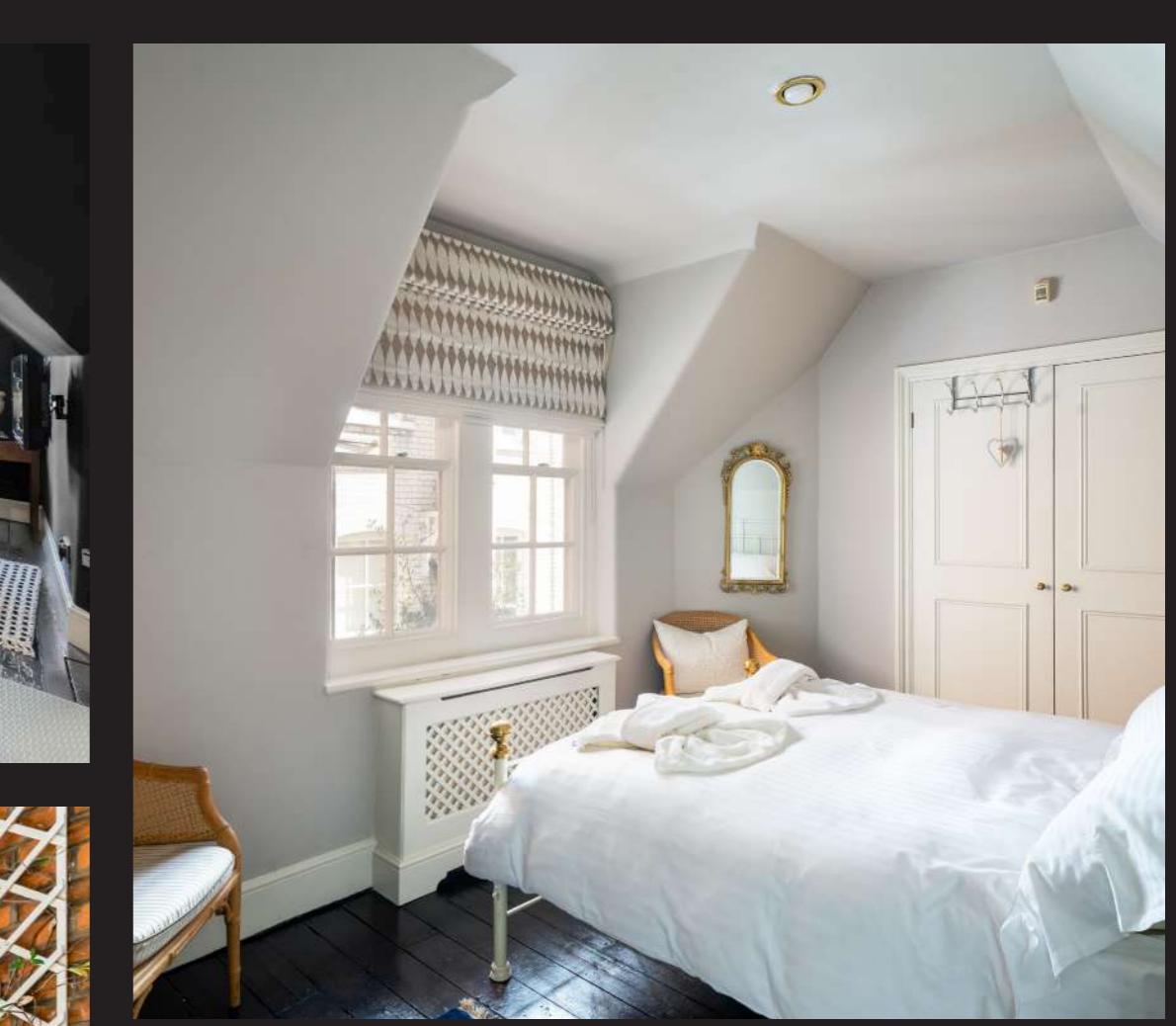
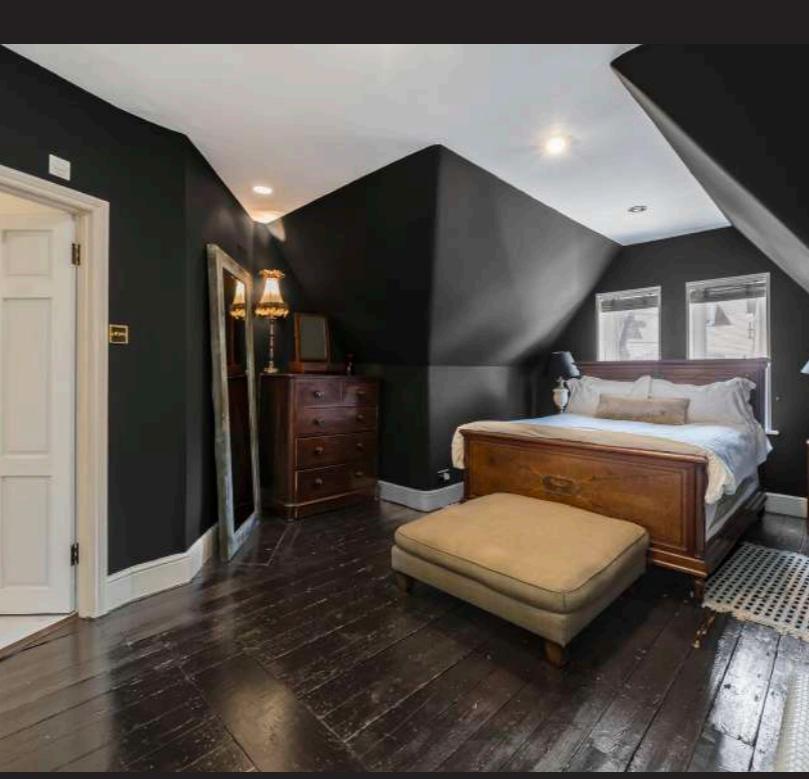


ABOUT THE PROPERTY

This charming and exceptionally well located apartment benefits from it's own front door and measures 1,490 sq ft showcasing period charm blended with modern decor.

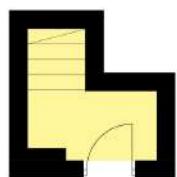
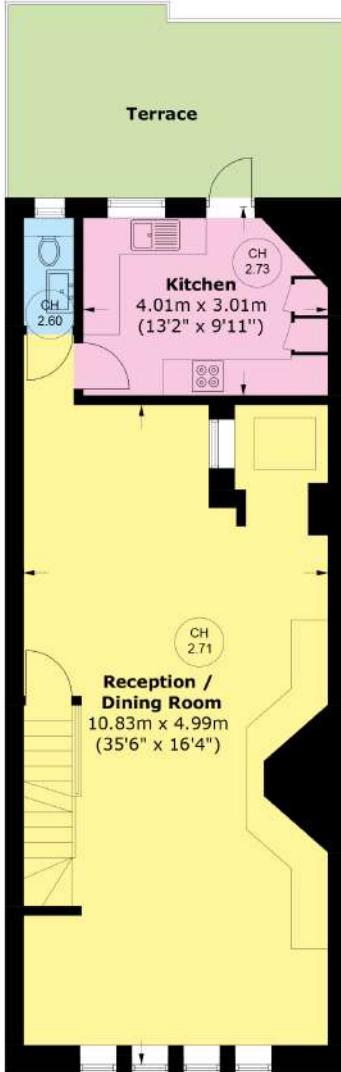
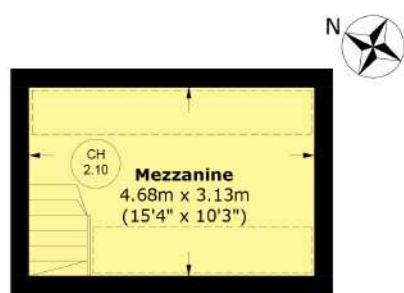
The first floor has an impressive reception/dining room of nearly 11 metres in depth with stunning herringbone flooring and bespoke built-in cabinetry. There is a separate, modern kitchen with integrated appliances, a guest WC and access to the picturesque private terrace.

The principal bedroom suite is on the second floor with a newly refurbished en suite bathroom. There is a second double bedroom and a guest shower room. There is additional loft space which can be used as a makeshift bedroom or dressing area.



ABOUT THE AREA

Balfour Mews and its surrounding areas make up one of London's most unique villages, offering a blend of luxury brands, heritage, craftsmanship and Michelin star dining. For green urban spaces, Mount Street Gardens, Grosvenor Square and Berkeley Square are all nearby.

**Ground Floor****First Floor****Second Floor****Loft Under Roof**

TOTAL AREA (APPROX.): 1,490.8 SQ. FT (138.5 SQ. M)
TERRACE: 178.7 SQ. FT (16.6 SQ. M)

**MAYFAIR VILLAGE LOCATION****1,490 SQ FT****LARGE RECEPTION ROOM****TWO BEDROOMS****TWO BATHROOMS****PRIVATE TERRACE**

**Tenure: Leasehold,
approximately 50 years remaining**

No annual service charge

No annual ground rent

**Annual payment to Grosvenor
for the building insurance: £1746.26**

Price: £2,385,000



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 EPC:D. January 2026