



# GREEN STREET

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MAYFAIR, W1J

A STUNNING FIRST-FLOOR  
APARTMENT WITH HIGH  
CEILINGS, TWO BALCONIES  
AND A PRIVATE TERRACE.





## THE PROPERTY

Measuring 1,278 sq. ft and boasting two balconies, a private terrace and high ceilings throughout, this first floor apartment is the epitome of Mayfair architecture.

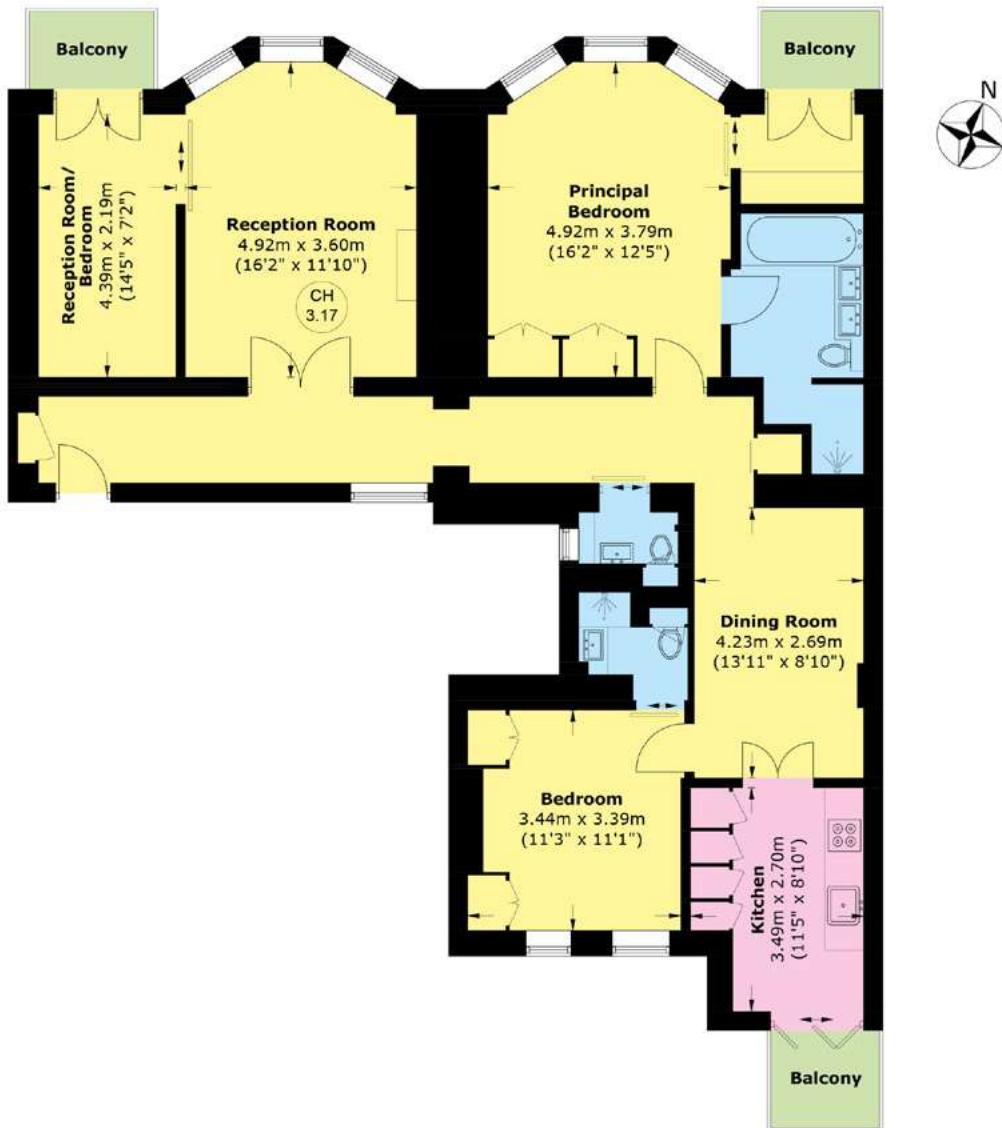
Upon entering, a wide entrance hall sets a grand tone, with full-height doors opening into an impressive reception room filled with natural light from a generous bay window. The space is

elegantly appointed with a feature gas fireplace, contemporary wooden flooring, full-length electric drapes, and integrated blinds.

Adjacent is the spacious, principal bedroom suite with walk-in dressing room, additional balcony, built-in storage and an impressive en suite bathroom featuring a walk-in shower, bath and dual vanity sink.

The dining room has banquette seating for eight people and connects to a modern kitchen, which is equipped with integrated appliances. This is connected to a private terrace with outdoor seating and a vanity screen. There is a further double bedroom with built-in storage and en suite shower room, and a guest WC off the hallway.





**TOTAL AREA (APPROX.): 1,278.7 SQ. FT (118.8 SQ. M)**  
**BALCONY: 77.5 SQ. FT (7.2 SQ. M)**

FIRST FLOOR

HIGH CEILINGS

TWO BEDROOMS

TWO BATHROOMS

PRIVATE TERRACE

TWO BALCONIES

LIFT

**Tenure:** Leasehold,  
approximately 104 years remaining

**Service Charge:** Approximately £8,550 per annum

**Sole Agent**

**Price:** £4,150,000



**WETHERELL**  
MAYFAIR'S FINEST PROPERTIES

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