



# WETHERELL

MAYFAIR'S FINEST PROPERTIES



## GREEN STREET, W1K

£3,470,000

An elegant first floor, two-bedroom apartment with high ceilings and lift access, moments from Grosvenor Square.

Spanning approximately 1,161 sq ft, the property has 3.6 metre ceiling heights in the principal rooms, large windows, and excellent natural light throughout. The apartment offers a bright and expansive reception room and formal dining room, both featuring large south-facing bay windows. The bespoke, separate kitchen is fitted with Siemens appliances and includes a breakfast bar.

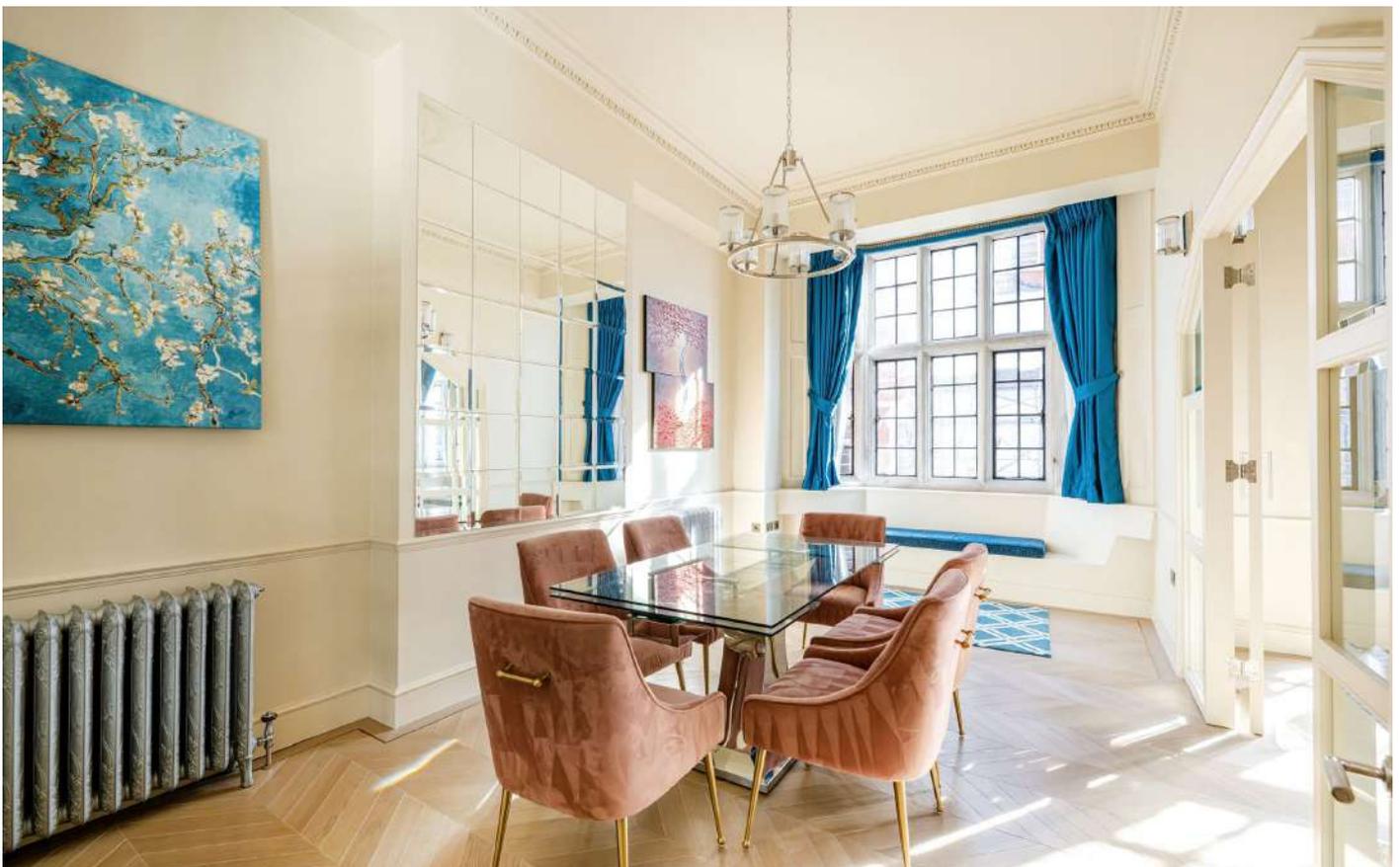
There are two well-proportioned double bedrooms. The principal bedroom features bespoke built-in wardrobes and an en suite bathroom, while the second bedroom also includes integrated storage and access to a separate bathroom.

TENURE: Leasehold, approximately 113 years remaining

SERVICE CHARGE: Approximately £4,275 per annum

GROUND RENT: Approximately £1,925 per annum

GREEN STREET IS SITUATED BETWEEN NORTH AUDLEY STREET AND PARK LANE. IT IS WELL PLACED FOR ACCESS TO THE INTERNATIONALLY RENOWNED SHOPS, RESTAURANTS AND OTHER AMENITIES OF MAYFAIR AND THE WEST END.



## FEATURES

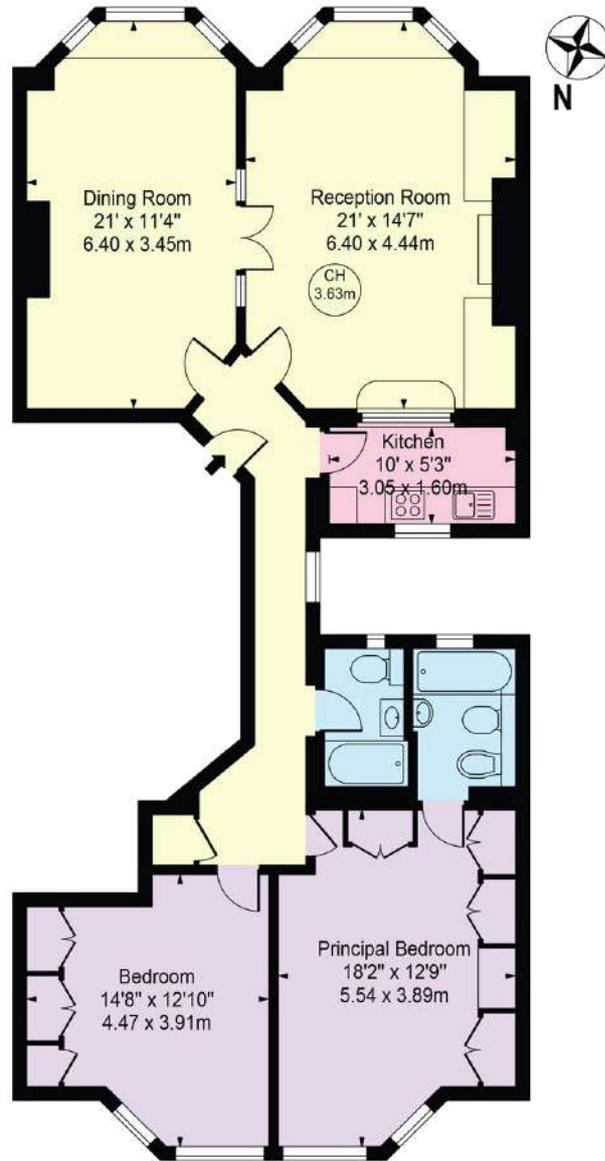
- Two reception rooms • Two bedrooms • Two bathrooms • First floor • High Ceilings • Lift •



# GREEN STREET, LONDON, W1K

## Green Street

Approx. Gross Internal Area 1161 Sq Ft - 107.86 Sq M



First Floor

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.

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