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# SOUTH AUDLEY STREET

MAYFAIR, W1K

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An exceptional three bedroom  
apartment on South Audley Street  
with a lift and porter.







## ABOUT THE PROPERTY

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Measuring 1,595 sq. ft of lateral living and situated on the 5<sup>th</sup> floor of a smart residential block, this meticulously renovated apartment showcases exemplary style and attention to detail. There's an expansive living and dining room with near floor-to-ceiling sash windows overlooking South Audley Street. The bespoke kitchen is open plan to the reception room, wrapped in Calcutta Viola marble and includes integrated Miele appliances.

The principal bedroom suite has bespoke oak wardrobes and an en suite bathroom with a free-standing bath and double vanity unit. There are two further double bedrooms, both with oak wardrobes, a separate shower

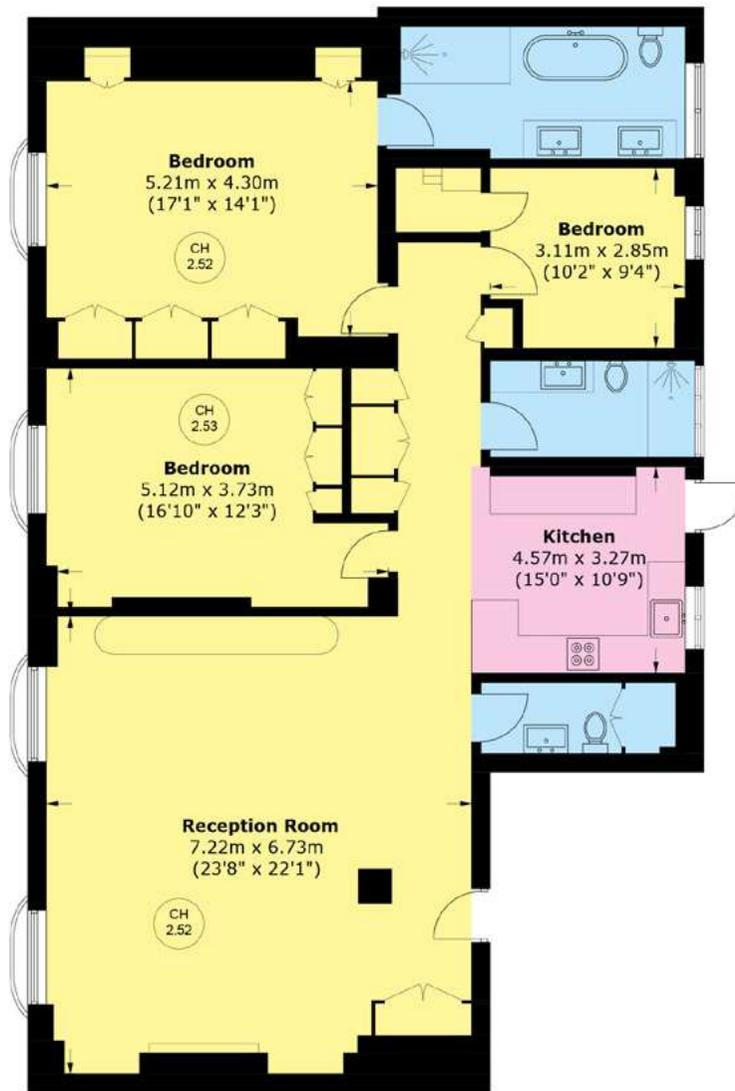
room, and a separate WC. The apartment features many attributes such as teak parquet flooring throughout, air conditioning, sound proofed ceiling, double glazing and new plumbing and electrics. There is additional custom storage in the hallway.

50 South Audley Street recently completed a full renovation of the communal areas, including CCTV. The building has lift access, portage and is located in the heart of Mayfair Village with all of Mount Street and Mayfair's extensive, first class amenities immediately on hand.

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MAYFAIR VILLAGE | THREE BEDROOMS  
BRAND NEWLY RENOVATED  
TWO BATHROOMS | GUEST WC  
AIR CONDITIONING | LIFT ACCESS | PORTER

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**Fifth Floor**

TOTAL AREA (APPROX.): 1,595.2 SQ. FT (148.2 SQ. M)

**PRICE**  
£6,000,000

**TENURE**  
Leasehold, approximately 96 years remaining

**SERVICE CHARGE**  
Approximately £25,000 per annum

**GROUND RENT**  
£500



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