

RUSSELL SIMPSON

Majestic four-bedroom
apartment of over 2,300 sq ft in a
beautiful Grade II listed red brick
building in Mayfair

NORTH AUDLEY STREET
MAYFAIR W1K



North Audley Street
Mayfair W1K

£5,300,000

BEDROOMS 4	INTERNAL 2,186 SQ FT 203 SQ M	OUTDOOR 257 SQ FT	COUNCIL Westminster
RECEPTION ROOMS 2		EPC C	COUNCIL TAX Band H
BATHROOMS 4	ATTRIBUTES Lift	TENURE Leasehold 109 years	SERVICE CHARGE Approx £10,000 pa



The Property

Exceptionally elegant, meticulously restored flat on a historic Mayfair address, within easy reach of Hyde Park.

Arriving on the third floor by lift, you enter a front hall that leads into a generous reception room. Clad in striking original oak panelling, with an intricately moulded ceiling and a working fireplace, it is filled with light from a wide bay of sash windows overlooking North Audley Street.

Double doors open into a large dining room with wooden floors, panelled walls and excellent ceiling heights, ideal for entertaining. Completing this floor are a smart Smallbone kitchen/breakfast room, fitted with Sub-Zero and Wolf appliances, and a guest WC.



North Audley Street









Indoor Spaces

On the next floor, a principal bedroom suite of around 400 sq ft offers an ensuite bathroom, generous built-in wardrobes, a working fireplace and a pair of French doors onto the front balcony. There are three other bedrooms, all with ensuite bathrooms and built in storage.

Comprehensively restored by the current owner, the flat is presented in excellent condition. Original period details sit alongside modern comforts, including underfloor heating and comfort cooling, both controlled room by room, and an abundance of storage throughout.



Outdoor Spaces & The Neighbourhood

A private balcony opens off the principal bedroom.

Built between 1891 and 1893 in red brick and terracotta in the Flemish style, number 25 forms part of a beautiful Grade II listed terrace. North Audley Street is a historic Mayfair address, now lined with popular restaurants. Among them is Mercato Mayfair, a food hall set within a Grade I listed former church.

Grosvenor Square and the boutiques of Mount Street are moments away, as are the private members' clubs of wider Mayfair. Oxford Street and Bond Street are close by, and Bond Street station (Central and Elizabeth lines) is around 0.2 miles away. Hyde Park is also within easy reach.

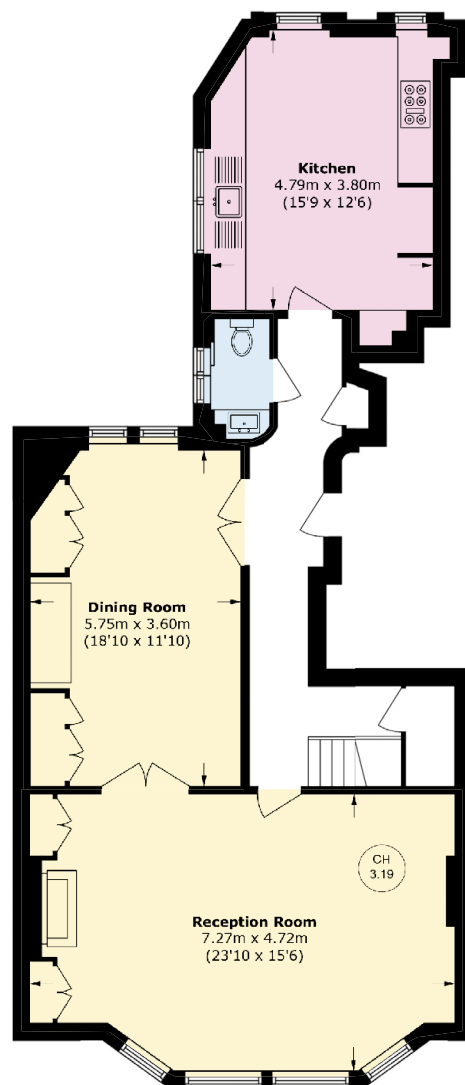


APPROXIMATE INTERNAL AREA

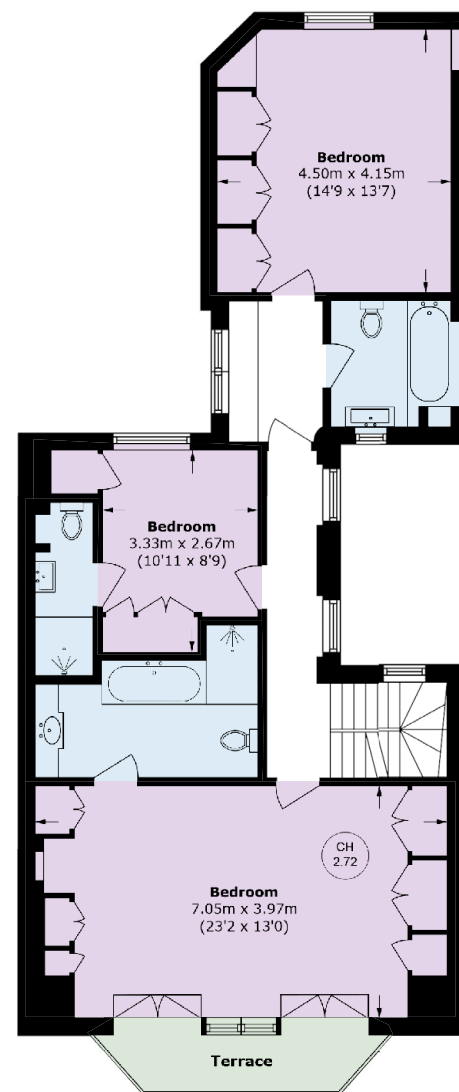
2,186 SQ FT / 203 SQ M

OUTSIDE AREA

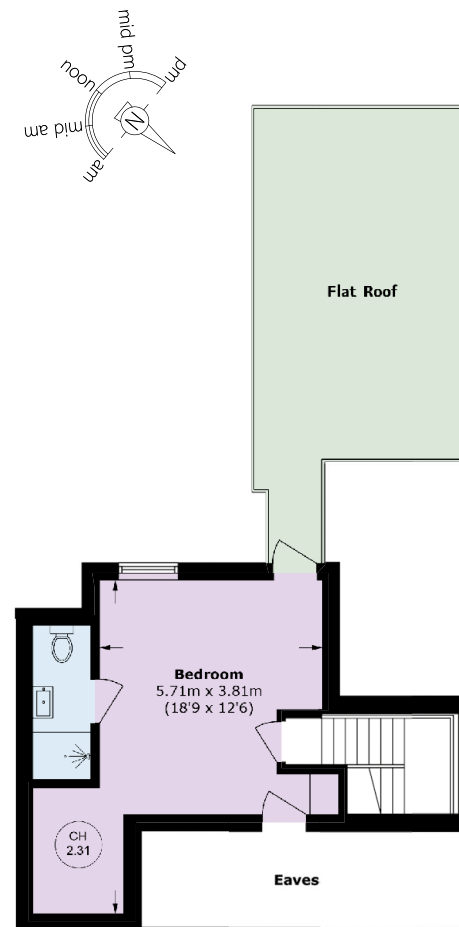
257 SQ FT / 23 SQ M



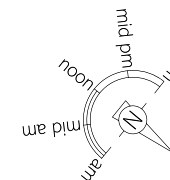
THIRD FLOOR



FOURTH FLOOR



FIFTH FLOOR





Contact us

+44 (0) 203 815 9144

[Email](#)

www.russellsimpson.co.uk

Mayfair

13 Hanover Square
London W1S 1HN

RUSSELL SIMPSON

In accordance with the Property Mis-Description Act 1991, the following details have been prepared in good faith, and are not intended to constitute part of an offer or contract. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation of fact. Nothing in these Particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. Any measurements of distances referred to herein are approximate only.
October 2021