



SHEPHERD STREET, MAYFAIR, W1J
£4,500,000

Carter Jonas

SHEPHERD STREET, MAYFAIR, W1J

Featuring a private rooftop terrace, the apartment is in the lively heart of Mayfair, just steps away from Shepherd's Market. The first level Shepards Street boasts a refined and stylish reception area featuring four windows overlooking the front, enhancing the apartment's open and well-lit ambiance. The corridor leads to the modern and spacious kitchen, featuring marble countertops, custom wooden cabinets, distinctive panelled walls, an island, and an adjacent generously sized dining room, making it the perfect setting for hosting.

The property's second level encompasses an opulent master bedroom that includes a separate dressing area complete with custom-fitted wardrobes. Additionally, there is a contemporary en suite bathroom with marble flooring, separate bath and shower.

Two more generously proportioned double guest bedrooms are situated on this floor, each benefiting from ample natural light and equipped with built-in wardrobes. An additional shower room.

Notably, the property boasts an outstanding private rooftop terrace that spans approximately 30 feet and offers south-facing views.

Tenure: Leasehold (expires 07/03/2143)

Ground Rent: £992 per annum (approx)

Service Charge: £1,244 per annum (approx)

Mobile phone coverage and speeds can be checked here: checker.ofcom.org.uk, however, all providers are predicted to have good levels of service inside at this property.

Broadband speeds can be checked here: checker.ofcom.org.uk.

AMENITIES

- 3 Bedrooms
- 2 Bathrooms
- Roof Terrace
- Residents Parking

TENURE

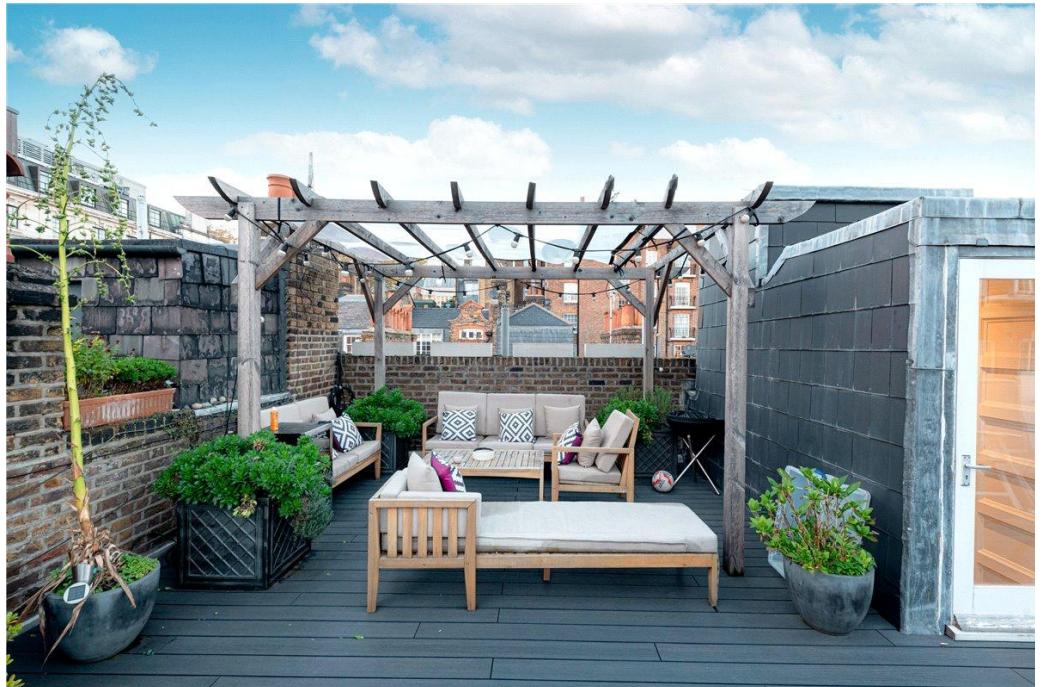
Leasehold

LOCAL AUTHORITY Westminster City Council

EPC BAND

AN OUTSTANDING 3-BEDROOM MAISONETTE SITUATED ACROSS THE FIRST AND SECOND FLOORS.





Shepherd Street
Approx. Gross Internal Area 1733 Sq Ft - 161.00 Sq M



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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Energy Efficiency Rating		Current	Potential
(A-B)	A		77
(B1-91)	B		
(B1-80)	C		
(B1-68)	D		
(D1-54)	E		
(D1-38)	F		
(F1-30)	G		
			41
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

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Classification L2 - Business Data