





### Key Features

- Modern and beautifully finished split-level flat
- Spacious, south-facing reception with balcony
- Three double bedrooms (two ensuite)
- High ceilings & original period features throughout
- Prestigious Mayfair location

### Description

An elegant and immaculately presented three bedroom three bathroom apartment located on one of the most exclusive Mayfair's addresses. Arranged over two floors, this highly desirable flat comprises a spacious, south-facing reception room with designated dining area and direct access to the large private balcony, separate fully fitted contemporary kitchen with breakfast bar and high-spec integrated appliances, two large double bedrooms, each with fitted wardrobes and modern ensuite bathrooms, further well-proportioned double bedroom, and family bathroom complete with bathtub and walk-in shower. The property also boasts original period features and high ceilings throughout, and dedicated storage room.

### Situation

Located in the very heart of Mayfair, Green Street is moments from the renowned amenities of Oxford Street and Bond Street. The closest underground station is Marble Arch (Central Line).

GREEN ST, MAYFAIR, W1K



*Beautifully finished split-level apartment in the heart of Mayfair*



## Terms

**Price:** £3,750,000

**Tenure:** Leasehold 104 Years Unexpired

**Service:** £2274.72 Quarterly

**Ground Rent:** N/A

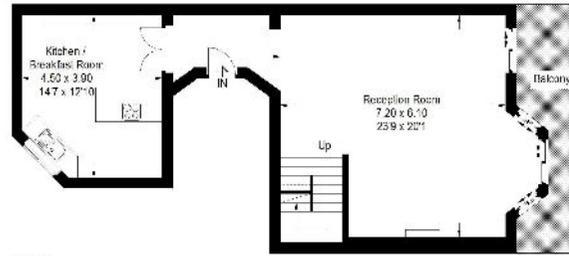
**Local Authority/Council Tax:** Westminster Band G £1,695.30

**Viewing:** By appointment with M2 Property on 020 7043 8431

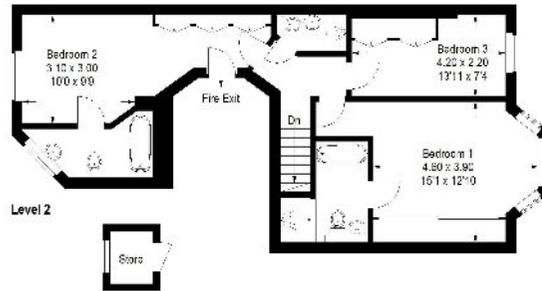
**Parking:** Residents Parking

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>	79	77
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Approximate Gross Internal Area = 126 sq m / 1342 sq ft  
 Slope = 2 sq m / 19 sq ft  
 Total = 128 sq m / 1381 sq ft



Level 1



Level 2

(Not Shown In Actual Location / Orientation)

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