



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

Carter Jonas

The apartment is in the lively heart of Mayfair, just steps away from Shepherd's Market.

The first level of 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.

Shepherd Street is situated in the lively Shepherd's Market area of Mayfair, offering residents close access to the expansive Green Park and Hyde Park. This area provides a diverse range of amenities, including boutique shops, art galleries, dining establishments, and exclusive Mayfair private clubs. Additionally, it benefits from the nearby entertainment and shopping options of St. James's and Piccadilly. Convenient transportation options are available, including the Green Park Underground Station (0.3 miles). Please note that all distances are approximate.

AMENITIES

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

TENURE Leasehold – 119 years approx.

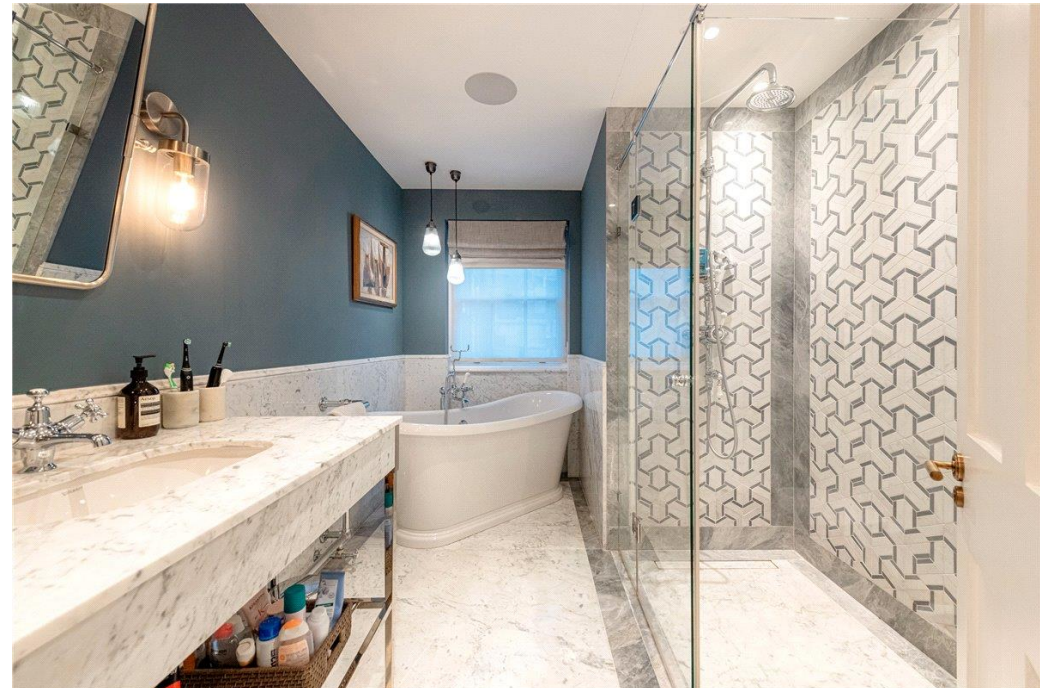
LOCAL AUTHORITY Westminster City Council (Band F)

EPC BAND E

AN OUTSTANDING 3-BEDROOM MAISONETTE SITUATED ACROSS THE FIRST AND SECOND FLOORS FEATURING A PRIVATE ROOFTOP TERRACE



Classification E2 - Business Data



Classification L2 - Business Data

Shepherd Street

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



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

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