



MADDOX STREET, LONDON, W1S
£1,300,000

Carter Jonas

MADDOX STREET, LONDON, W1S

The moment you step inside, you are welcomed by an impressive sense of light and space, enhanced by contemporary finishes throughout.

The spacious open plan kitchen and reception room offers an ideal setting for both everyday living and entertaining, with ample room to relax, dine, and host. The double bedroom is well proportioned, complemented by a stylish, high quality bathroom. The apartment benefits from air conditioning throughout, and the building provides direct lift access.

Perfectly positioned on Maddox Street, moments from New Bond Street, the apartment is surrounded by Mayfair's renowned boutiques, restaurants, galleries and luxury amenities, placing worldclass lifestyle and convenience right on your doorstep.

Service Charge: £6,300 per annum

Ground Rent: £350 per annum

Heating and Hot Water: Community Scheme

Parking: None included with apartment. Residents On street may be available: <https://www.westminster.gov.uk/parking/parking-residents>

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.

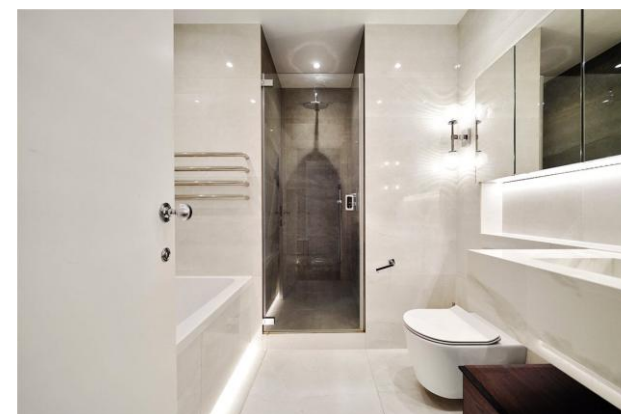
Broadband speeds can be checked here: checker.ofcom.org.uk.

TENURE Leasehold - 999 years from 01 January 2013 (expiry 01 January 3012)

LOCAL AUTHORITY Westminster City Council (Band F)

EPC BAND C

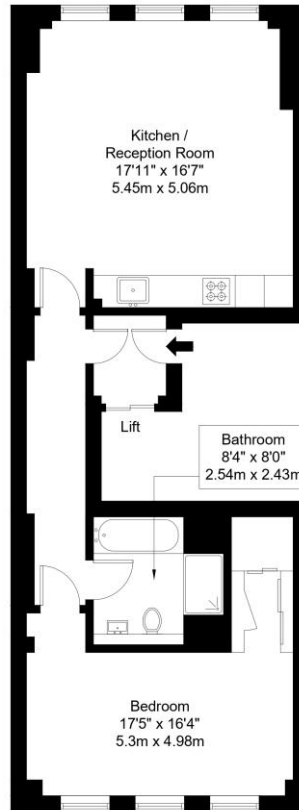
THIS BEAUTIFULLY PRESENTED ONE BEDROOM APARTMENT IS SITUATED ON THE FOURTH FLOOR OF A MODERN, NEWLY REFURBISHED BUILDING IN THE HEART OF MAYFAIR.





Maddox Street, W1S 2QJ

Approx Gross Internal Area = 62.4 sq m / 672 sq ft



Fourth Floor

Ref :

Copyright **BLEU PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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