

RUSSELL SIMPSON

Elegant penthouse duplex with west-facing terrace and views over Mount Street gardens

SOUTH STREET
MAYFAIR W1K

South Street

£7,500,000

BEDROOMS 3	INTERNAL 2,410 SQ FT 223 SQM	OUTDOOR 149 SQ FT	COUNCIL Westminster City
BATHROOMS 3		EPC D	COUNCIL TAX H
TENURE Leasehold	LEASE LENGTH 946 YEARS	GROUND RENT —	SERVICE CHARGE £22,000 P/Y



The Property

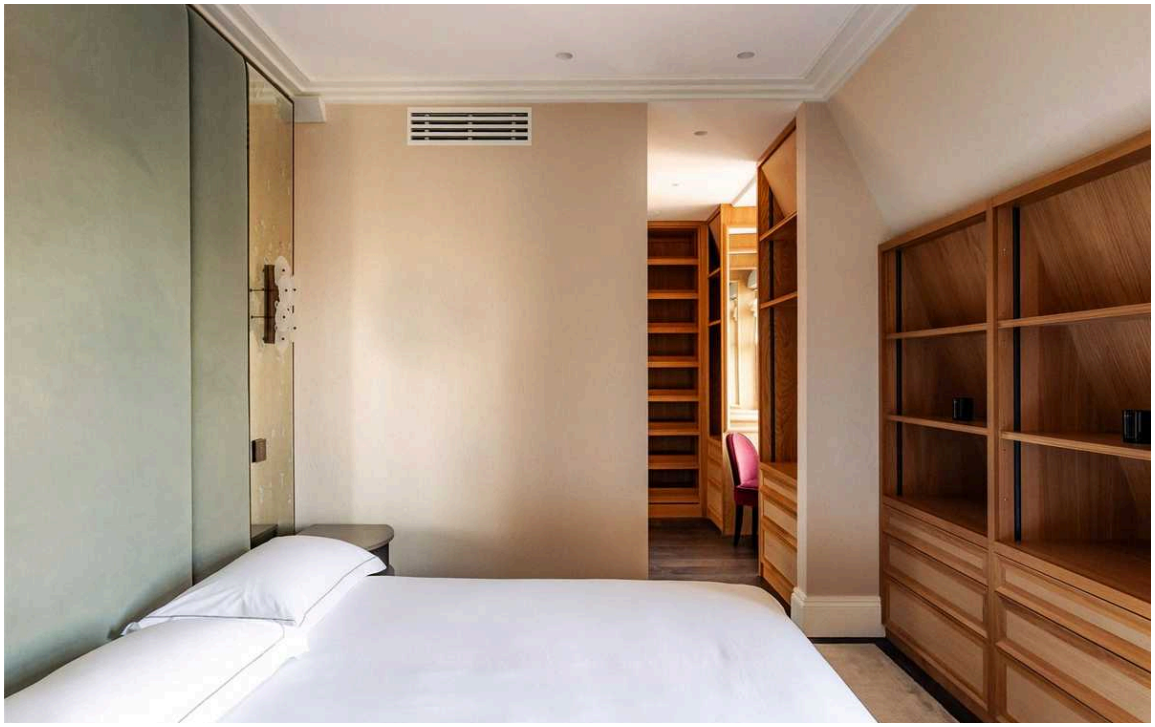
An immaculately presented apartment with lift and porter.



Indoor Spaces

Entering the flat on the fifth floor, you step into a generous entrance hall that flows through to the spacious reception and dining room. This substantial space, with fantastic proportions and large windows, creates a superb sense of scale. The room flows seamlessly into the sophisticated kitchen, which features fitted units, a central island with an integrated hob, and enjoys garden views to the west.





The Bedrooms

The principal bedroom on this level is exceptionally well-proportioned, and complemented by an adjoining dressing room that provides ample built-in storage and ensuite bathroom. A guest bathroom with contemporary fixtures completes this floor.

Ascending to the sixth floor, you'll find two further bedrooms, each offering generous proportions and bright interiors. Both bedrooms benefit from an ensuite bathroom, as well as ample storage space. Three sets of large windows give access to a substantial west-facing terrace, with space for outside seating.







The Design

Throughout the apartment, wooden floors and high ceilings enhance the sense of grandeur, while the thoughtful layout maximises both privacy and natural light across both levels.

The apartment showcases contemporary interiors with sophisticated finishes throughout. Notable features include the marble surfaces in the kitchen and bathrooms, elegant built-in storage solutions, and the seamless integration of modern fixtures with the building's period character.



Outdoor Spaces

The property includes a large west-facing terrace on the sixth floor, providing an excellent outdoor retreat with space for seating and dining while enjoying the afternoon and evening sun.





The Neighbourhood

South Street is a prestigious address in the heart of Mayfair, moments away from the upmarket boutiques and restaurants of Bond Street and Oxford Street. The location offers exceptional connectivity, with Bond Street and Marble Arch stations within easy walking distance. The open spaces of Hyde Park are just a short stroll away, while the artistic treasures of the Wallace Collection and the shopping delights of Selfridges are nearby. This prime W1K location places residents at the centre of London's most desirable district, with world-class dining, cultural attractions, and luxury shopping all within easy reach.

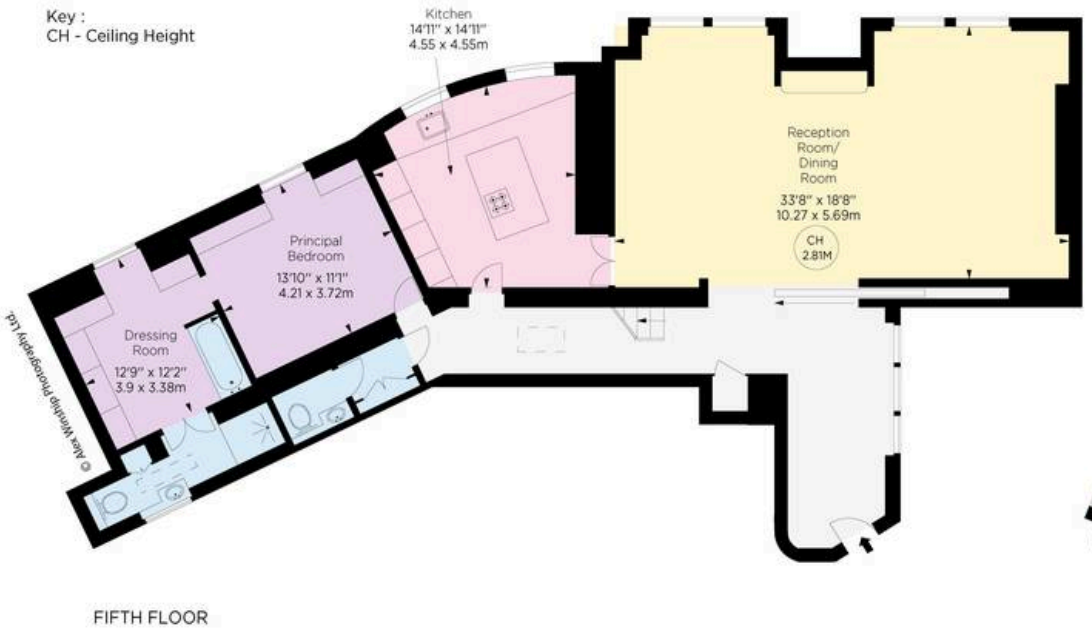
South Street, W1K

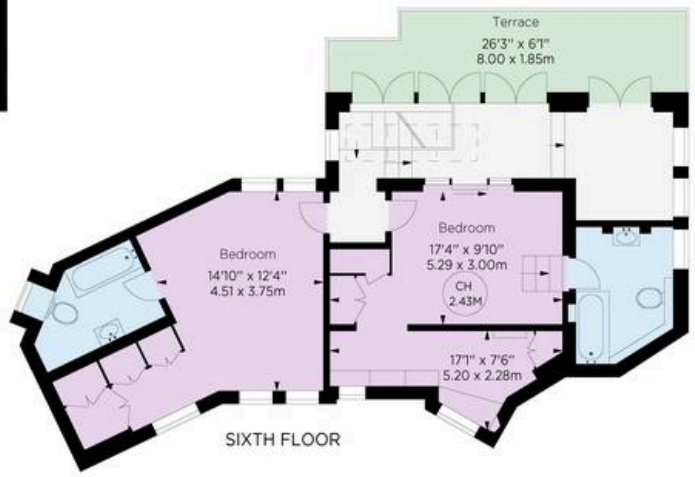
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Approx. gross internal area
2410 Sq Ft / 223.9 Sq M

Approx. outdoor area
149 sq ft / 13.85 sq m

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes, and compass bearings before making any decisions reliant upon them.





ALEX WINSHIP Photography

* Floorplan for guidance only, not to scale or valuations purposes. It must not be relied upon as a statement of fact. All measurements and areas are approximate and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.

RICS Certified Property Measurer

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