

RUSSELL SIMPSON

A generously proportioned two-bedroom flat moments from Hyde Park, Mayfair

GREEN STREET
MAYFAIR W1K

Green Street

£2,650 P/W

BEDROOMS 2	INTERNAL 940 SQ FT	OUTDOOR 121 SQ FT	FURNISHED STATUS Furnished
BATHROOMS 2	87 SQM	EPC C	COUNCIL TAX Westminster City, G

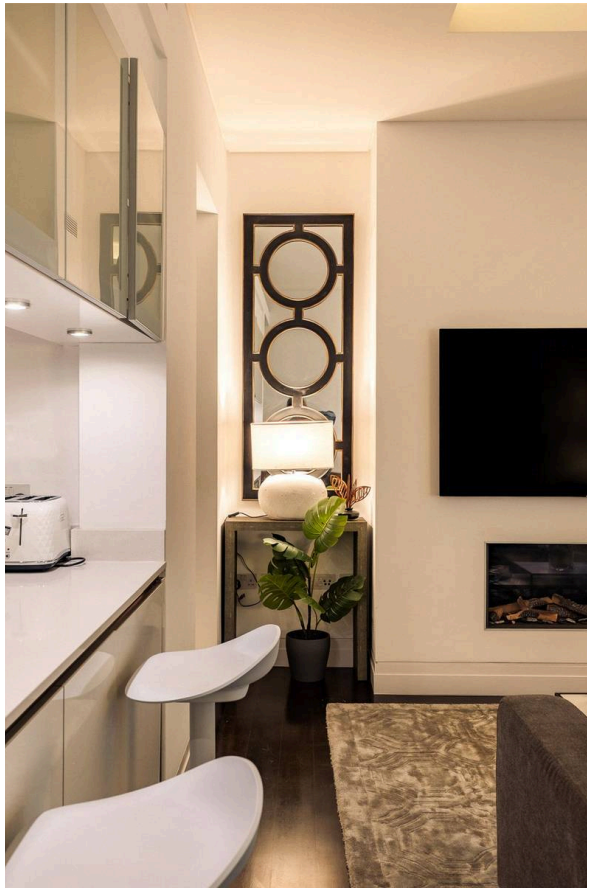


The Property

This first-floor flat is presented in excellent condition, with the benefit of a lift and full-time porter.

A raised ceiling detail with concealed cove lighting features in both the reception room and principal bedroom, adding to the sense of light and scale throughout.

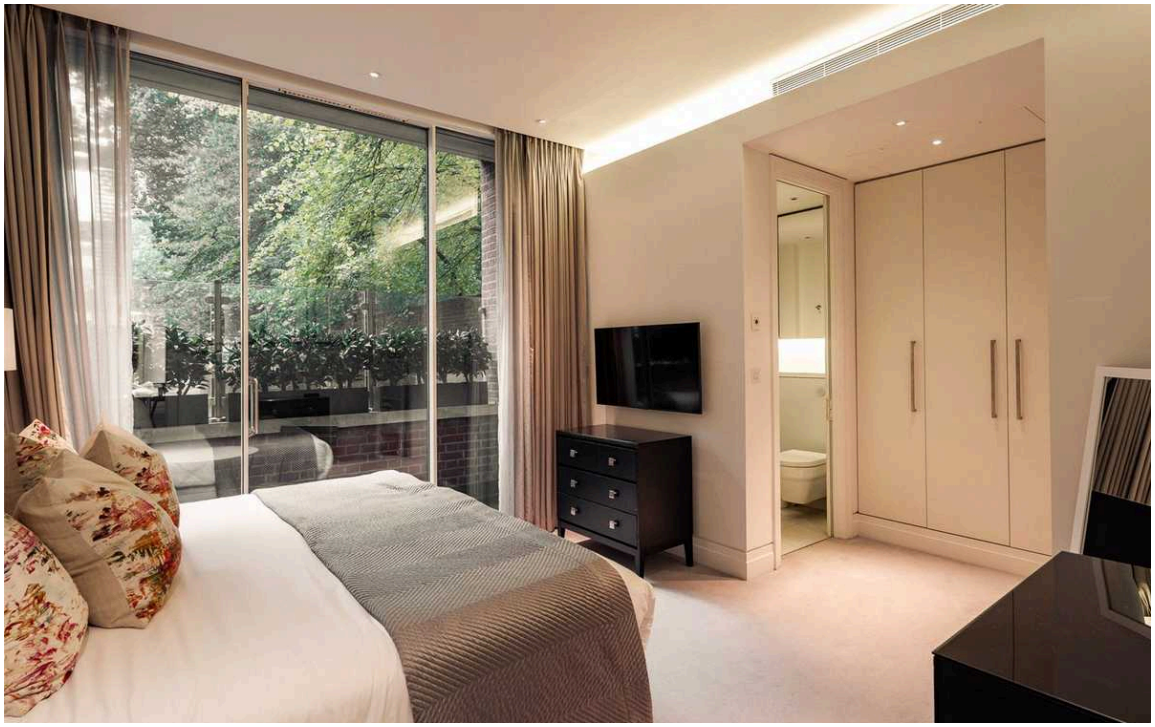




Indoor Spaces

Entering the flat on the first floor, a hallway leads past a guest washroom, fitted with a wall-mounted sink and WC, finished in light, neutral tiling with recessed lighting.

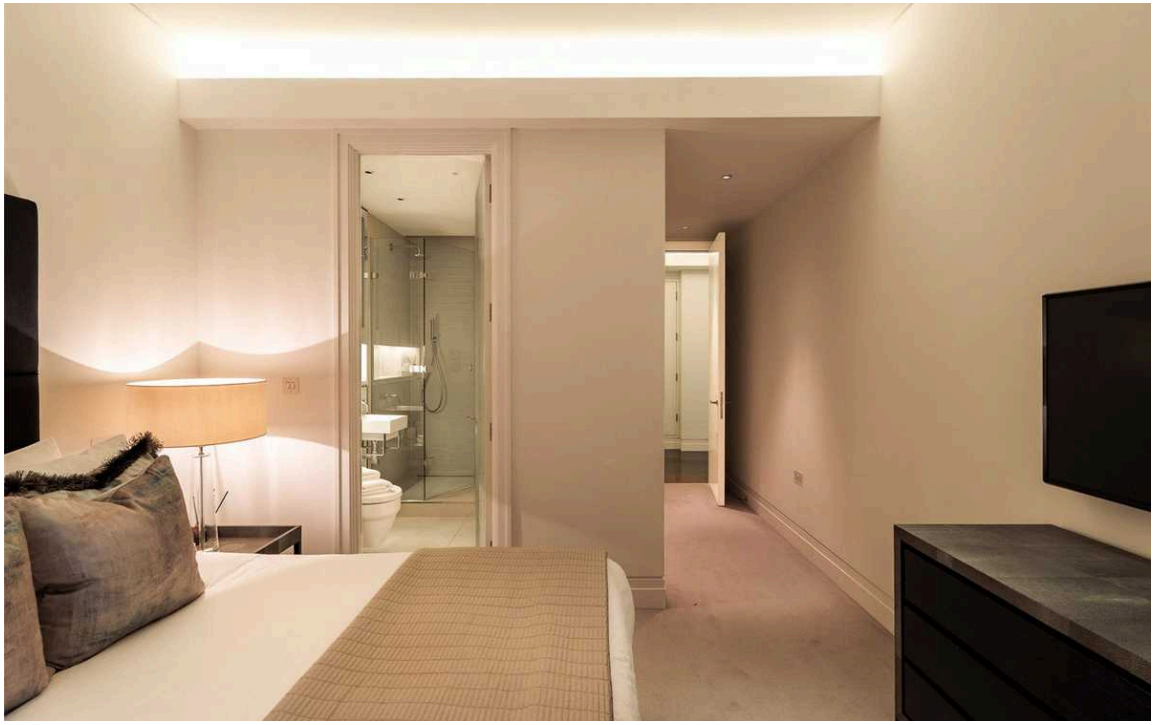
Centrally positioned, the kitchen is fitted with sleek gloss units, including frosted-glass fronted upper cabinets and a integrated oven and hob. The kitchen is open plan to the reception room, creating an impressive sense of scale, with dark wood flooring running throughout this level and a built-in fireplace set into the main wall.



The Bedrooms

The hallway opens through to the principal bedroom, which enjoys sliding glass doors onto a private balcony with a peaceful aspect over the red-brick facades of the surrounding buildings. This room is served by its own bathroom, fitted with a bath, a wall-mounted washstand and a mirrored storage cabinet.

The second bedroom features built-in wardrobe storage and is served by a separate ensuite shower room.



Outdoor Spaces

The flat includes a private balcony off the principal bedroom and a private terrace accessed from the reception room, both overlooking the surrounding brickwork of neighbouring buildings.

The Neighbourhood

Green Street is an attractive address in the heart of Mayfair, moments from Hyde Park. Marble Arch station (Central line) is a short walk away, with Bond Street station, serving the Central, Jubilee and Elizabeth lines, also within easy reach. The area is renowned for its upmarket boutiques along Mount Street and South Audley Street, together with a wealth of restaurants, including Roka, situated on the corner of the street. Oxford Street's shopping is also close by, alongside Mayfair's private members' clubs and five-star hotels.

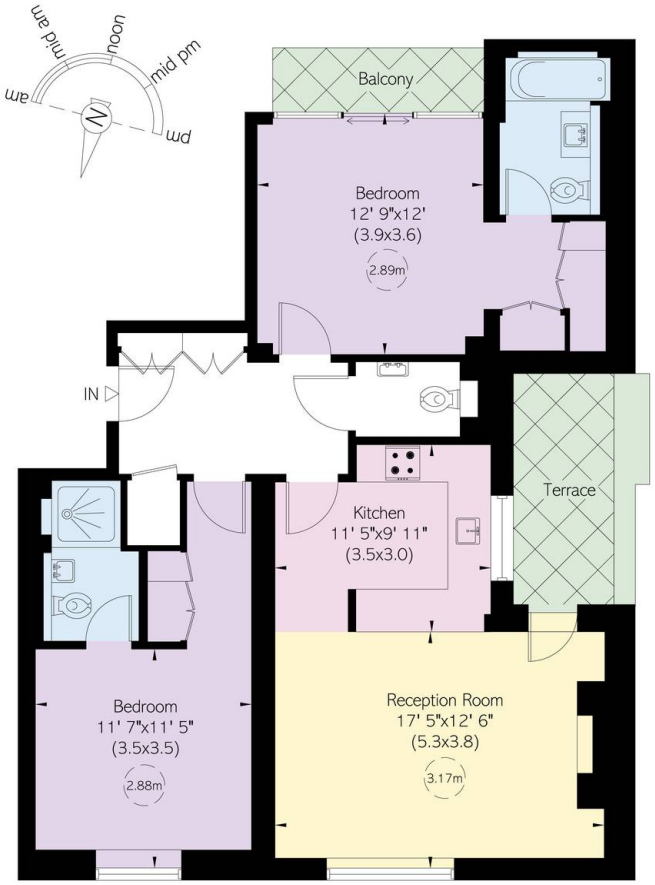
Green Street, W1

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Approximate Internal Area
940 sq ft/ 87 sq m

Outside Area
121 sq ft/ 11 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.



First Floor

RUSSELL
SIMPSON

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