



RUSSELL SIMPSON

A stylish and well-presented two-
bedroom home in excellent
condition

STRATTON STREET
MAYFAIR W1J

Stratton Street

£2,077 P/W

BEDROOMS 2	INTERNAL 1,218 SQ FT 113 SQM	OUTDOOR —	FURNISHED STATUS Furnished
BATHROOMS 2		EPC C	COUNCIL TAX Westminster City, F

The Property

Stepping into the flat, you are greeted by a generous reception room with lofty proportions that fill the space with light. The room flows gracefully into a sophisticated dining area, creating an elegant entertaining space enhanced by wooden floors throughout.

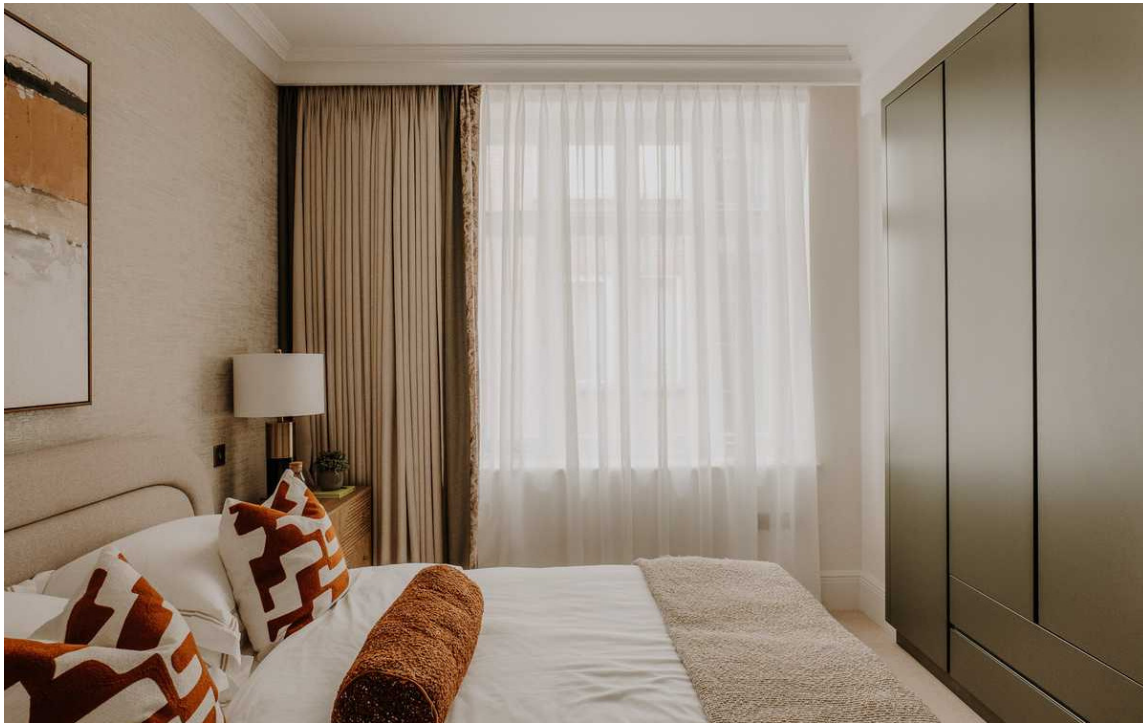




Indoor Spaces

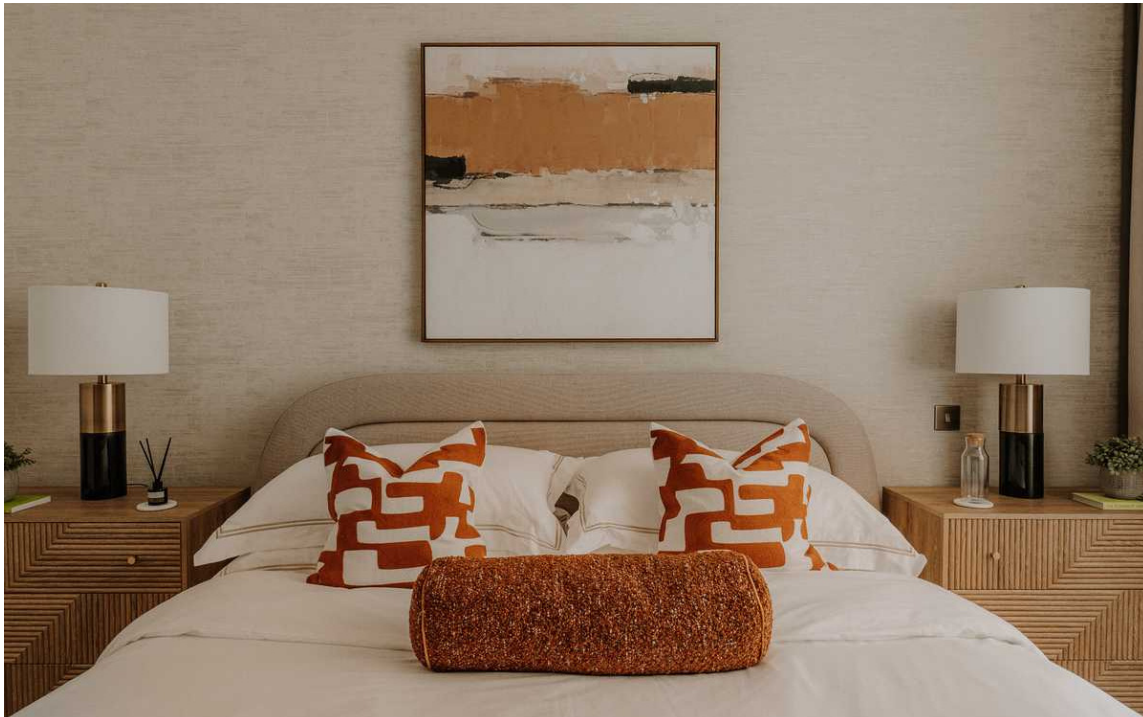
The contemporary kitchen features fitted units with integrated appliances and a breakfast area beside the curved windows overlooking the street.





The Bedrooms

The principal bedroom is beautifully proportioned with fitted wardrobes and an en-suite bathroom. The second bedroom offers flexible accommodation and there is a second bathroom presented in refined neutral tones. High ceilings throughout create a sense of scale, while the considered interior design has been decorated in a calm contemporary style with excellent natural light. The flat benefits from both a porter and air conditioning.



The Neighbourhood

Stratton Street is an attractive address in the heart of Mayfair, moments away from the renowned shopping of Bond Street and Oxford Street. The location offers excellent transport links and is within walking distance of Green Park, providing easy access to both the West End's cultural attractions and the tranquil green spaces of central London.



Russell Simpson



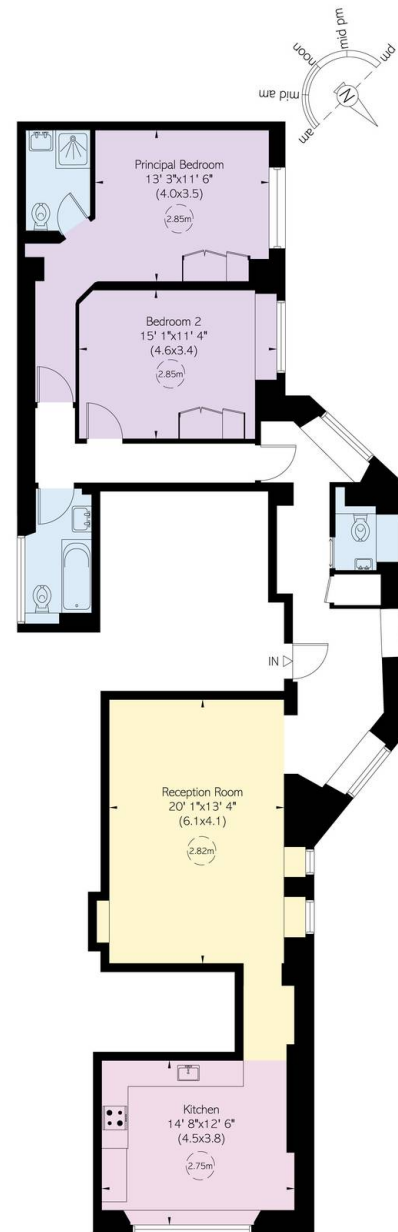
Stratton Street

Stratton Street, W1

Approximate Internal Area
1,218 sq ft/ 113 sq m

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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.



Ground Floor

**RUSSELL
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Contact Us

+44 (0) 20 3761 9691

mayfair@russellsimpson.co.uk

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