



ERSKINE HOUSE, 59 DAVIES STREET  
LONDON, W1K  
£7,000 Per Month

T. +44 (0) 20 7935 0011  
E. [enquire@napierwatt.co.uk](mailto:enquire@napierwatt.co.uk)  
[WWW.NAPIERWATT.CO.UK](http://WWW.NAPIERWATT.CO.UK)

**NAPIER WATT**  
PROPERTY CONSULTANTS



## Description

Sole Agents Napier Watt are delight to offer this stylish and contemporary duplex apartment located a stone's throw from Oxford Street and Bond Street Station.

This stylish property (1,238.00 sqft) comprises of 2 Large Bedrooms with 2 bathrooms and further

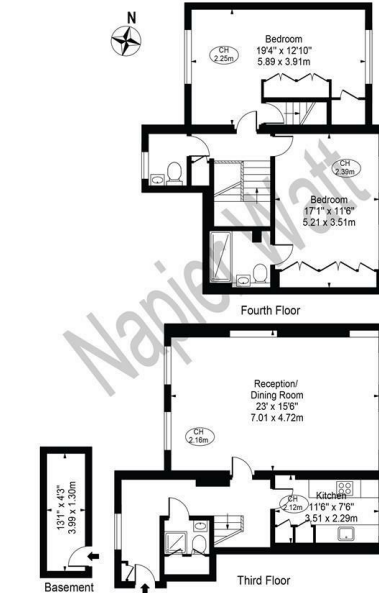
cloakroom a large living area and separate kitchen. The flat also has access to the lovely communal garden at Erskine House.

Ideally Located in London's most desirable address - Mayfair, the property benefits from being less than 0.2 miles from Bond Street station and Oxford Street.

Westminster Council Tax Band F. EPC Rating E.



Erskine House  
Approx. Gross Internal Area 1238 Sq Ft - 115.01 Sq M  
(Excluding Basement)  
Approx. Gross Internal Area Of Basement 56 Sq Ft - 5.19 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 a 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.

## TERMS

Fees & Charges: Tenancies exceeding £100,000 Per annum £480 inc VAT, Tenancies where a company is a tenant £480 inc VAT.

**For Clarification** we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed to be removable by the vendor unless specifically itemised within these sales particulars.

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