



1 RED LION YARD,  
LONDON, W1J  
£4,333 Per Month

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**NAPIER WATT**  
PROPERTY CONSULTANTS

## Description

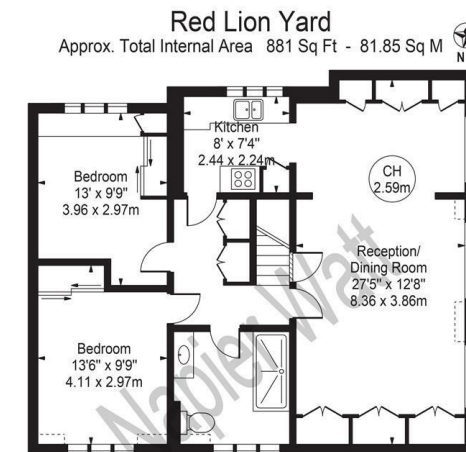
A stunning, interior designed and newly refurbished two bedroom third floor apartment (entrance on second floor) set within this discreetly positioned period house in the heart of Mayfair, just off Hill Street.

The apartment offers 881 sqft / 81 sqm of accommodation and is outstanding condition with all new furniture and fittings. It benefits from air conditioning, central heating, double glazed windows, some wood floors and newly fitted

bespoke kitchen and shower room.

Red Lion Yard is a quiet, cobbled mews discreetly set just off Waverton Street and between Hill Street and Charles Street.

AVAILABLE 17TH DECEMBER



Third Floor

Second Floor Entrance

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or 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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