



55, Conduit Street,
, W1S

Asking Price £3,530,000, Leasehold

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35 Berkeley Square, Mayfair, London, W1J 5BF







Description

An rare opportunity to purchase two almost identical two bedroom, two bathroom apartment that are vertically stacked on top of each other. Offering a combined total of 1,442sqft /134 sqm (each flat measures 721 sq ft (67 sq. m). they are available together or individually.

The apartments are located on the 2nd and 3rd floors of this boutique development. The second floor is vacant and the third floor is subject to a tenancy that could be come vacant around February 2023. Details available on request.

55 Conduit Street is a striking period property, centrally located on this highly coveted Mayfair address. Just five apartments make up this boutique development, which is positioned in the heart of Mayfair bounded by Berkeley Square to the west and Regent Street to the east enjoying an enviable position nestled amongst some of the finest establishments in London.

Key Features

- TWO LATERAL APARTMENTS
- 100M FROM REGENTS STREET
- LONG LEASE
- COMFORT COOLING
- SOME WOOD FLOORS
- 2 X 2 BEDROOMS

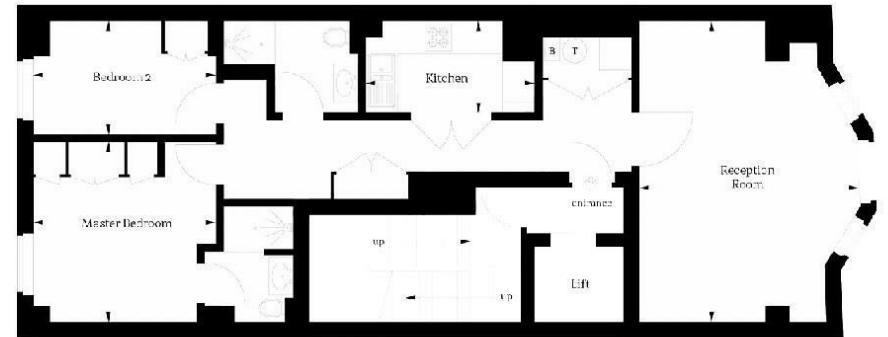
Terms

Leasehold : 250 years from 1 October 2014 ie 242 years

Ground Rent: £250 per half year PER FLAT

Service Charge: Approx £2,970 per half year PER FLAT

Westminster G Band



Apartment 2 - Second Floor



Apartment 3 - Third Floor

IMPORTANT: We would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.