



EL Pirata  
OF MAYFAIR  
TAPAS BAR  
ESPAÑOL

DOWN STREET W1  
CITY OF WESTMINSTER

BRICK STREET W1  
CITY OF WESTMINSTER



21

22 DOWN STREET,  
MAYFAIR,  
Asking Price £6,250,000 Leasehold - Share of Freehold

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

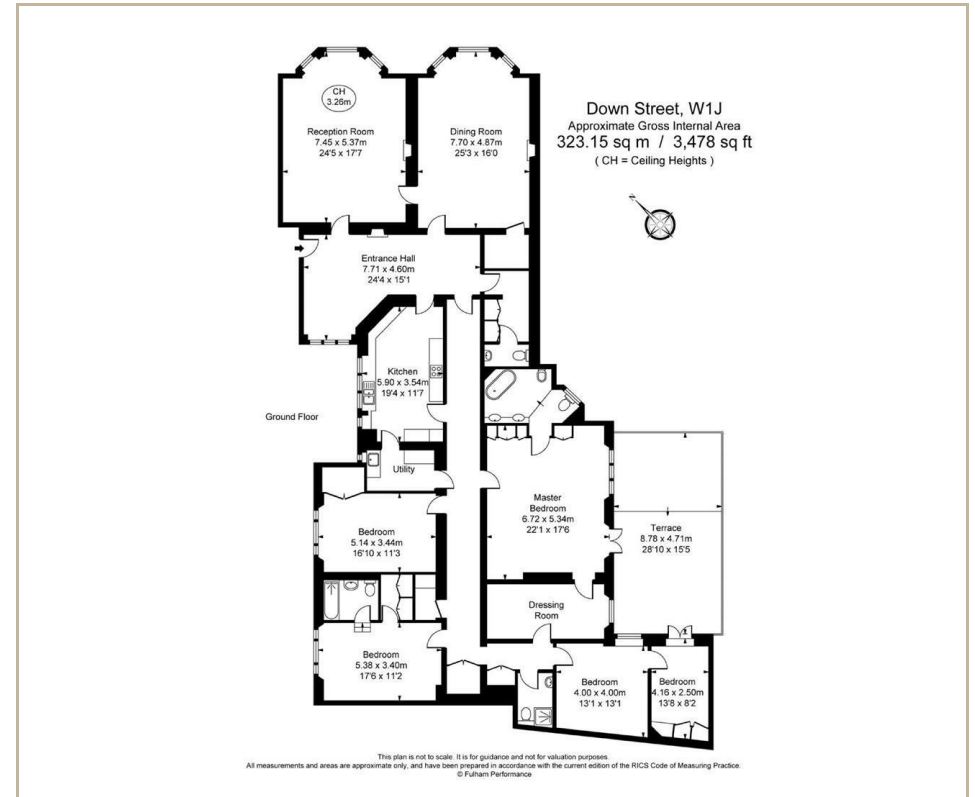
## Description

An exceptionally spacious (3,478 sqft / 323sqm), four/ five bedroom, family apartment currently comprising two reception rooms, a large lobby, a big eat in kitchen and private patio.

The property is offered in fair decorative condition and offer the incoming purchaser the opportunity to modernise and personalise to ones individual standard. The property retains period proportions and many features,

including decorative coving

Down Street is located in Mayfair and runs down from Hertford Street to Piccadilly, and therefore offers easy access to the facilities of Green and Hyde Park, Shepherds Market the wider West End. The building benefits from a 24hr porter. Long lease of 958 years unexpired.



## TERMS

Leasehold and share of Freehold Term : 999 years from 24 June 1977 ie 958 years

Rent : £100 and additional rent

Service Charge £6,609 per half year

Reserve Fund £3,555 per half year.

**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.

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