



55, CONDUIT STREET
MAYFAIR, W1S

Asking Price £1,999,950 Leasehold

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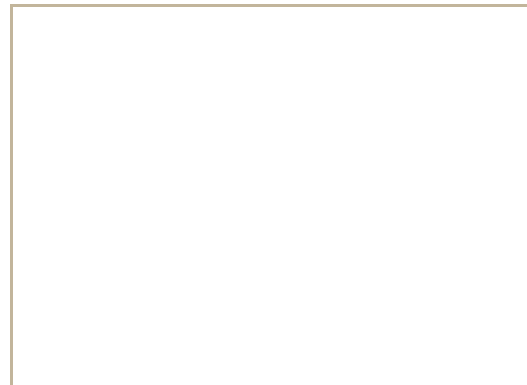
Description

A bright well presented two bedroom, two bathroom apartment measuring 721 sq ft (67 sq m), which has been specified and finished to developer Artesian's exemplary standards.

Located on the two floor of the building the apartment provides a generous reception positioned to the front of the apartment boasting a large bay window allowing natural light to flood the room. Both bedrooms are located to the rear, with the master bedroom benefitting from an extensive range of wardrobes by Poliform of Chelsea and a sumptuous en-suite shower. The second bedroom has use of a

separate shower room which doubles as a guest cloakroom. There is a well-equipped kitchen and separate utility room.

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.



Apartment 2 - Second Floor

TERMS

Leasehold : 250 years from 1 October 2014 ie 242 years

Ground Rent: £250 per half year

Service Charge: Approx £2,970 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.

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