



**MOUNT ROW, LONDON, W1K**  
£6,490,000

**Carter Jonas**

# MOUNT ROW, LONDON,

## W1K

**SITUATED IN THE HEART OF MAYFAIR THIS HIGHLY SOUGHT-AFTER ADDRESS IS EXCEPTIONALLY SIZED AND BOASTS ITS VERY OWN PRIVATE GARDEN.**

This superb lateral apartment comprises of two spacious bedrooms with en-suites, large reception room and separate kitchen - the property also has private garden and two secure underground parking spaces held on a separate lease by negotiation.

With a contemporary twist on classic interior and architectural design this completely refurbished property benefits from being moments from Berkeley Square and a short walking distance to Hyde Park.

Mayfair is London's most fashionable districts with the City's finest buildings, largest concentration of luxury hotels, excellent restaurants, bars, shopping, open spaces and hidden treasures all nestled together in a beautiful village setting.



### AMENITIES

- Two Bedrooms
- Two Bathrooms
- Reception Room
- Kitchen
- Guest WC
- Private Garden
- Two Underground Parking Spaces

### TENURE

Long Leasehold

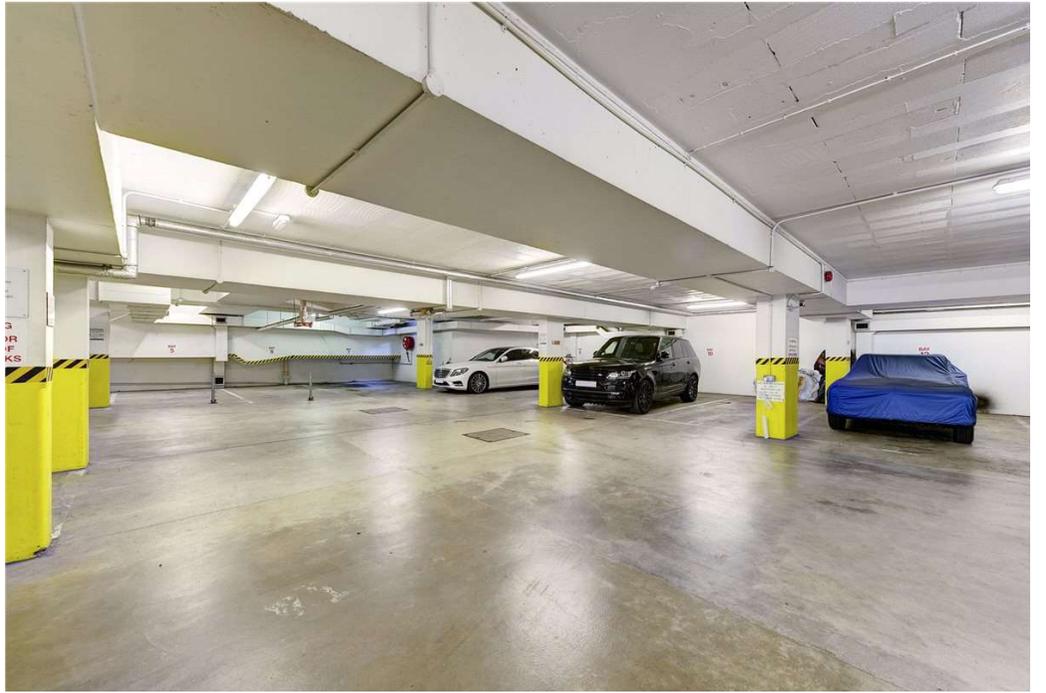
### LOCAL AUTHORITY

Westminster

### EPC BAND

D





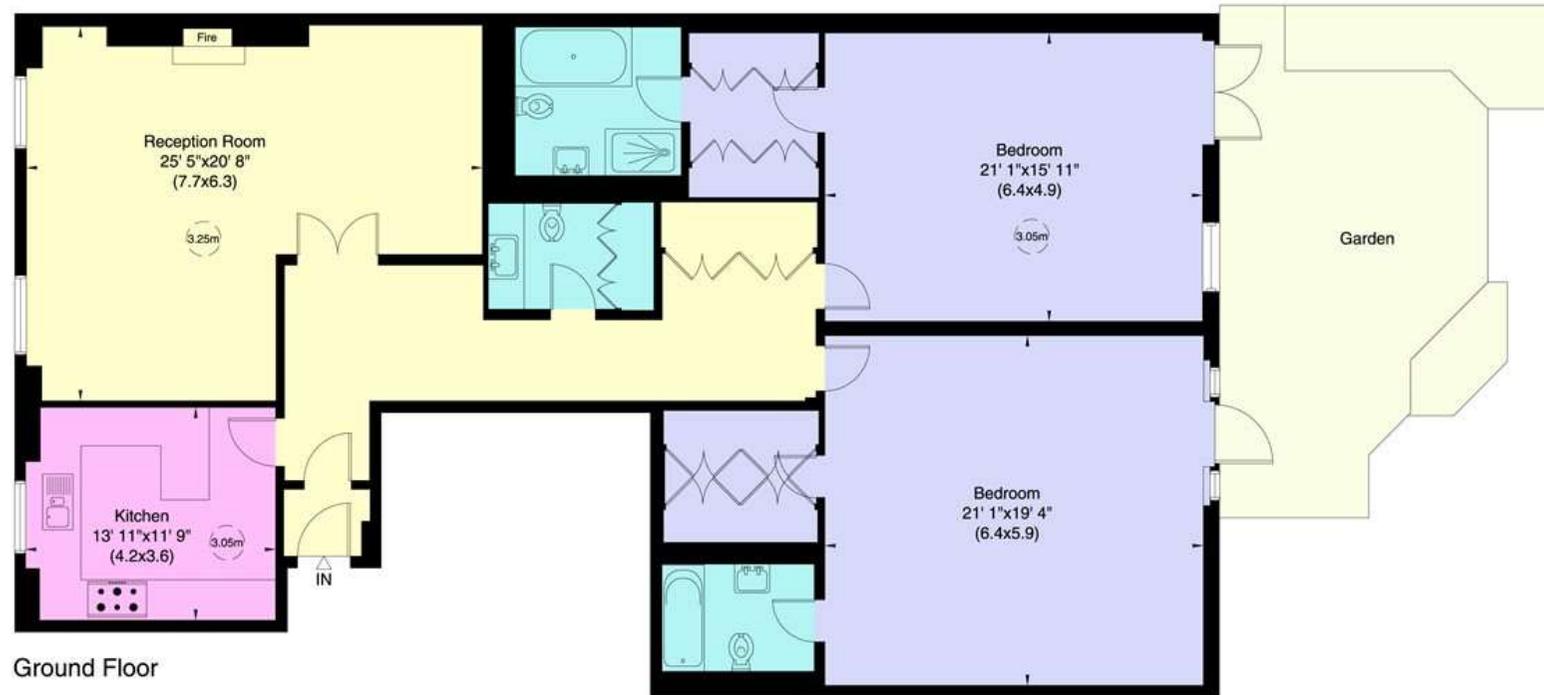
# 1, 16 Mount Row, W1

Gross internal area (approx.)  
188 Sq m (2028 Sq ft)

For identification only, Not to Scale



Floor Plan by **capital group** 020 8671 7722



Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).

Energy Efficiency Rating		Current	Potential
Least energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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## IMPORTANT INFORMATION

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