



FLAT 3, THE MANOR

DAVIES STREET

Mayfair W1



DAVIES STREET, MAYFAIR, W1K

On the instructions of Daniel Hardy & Neil Bestwick of Sanderson Weatherall LLP as Joint Fixed Charge Receivers.

Providing an excellent and rare opportunity to acquire a substantial lateral reconfigured and part refurbished first floor apartment.

Situated within one of Mayfair's most prestigious and elegant portered period style apartment building.

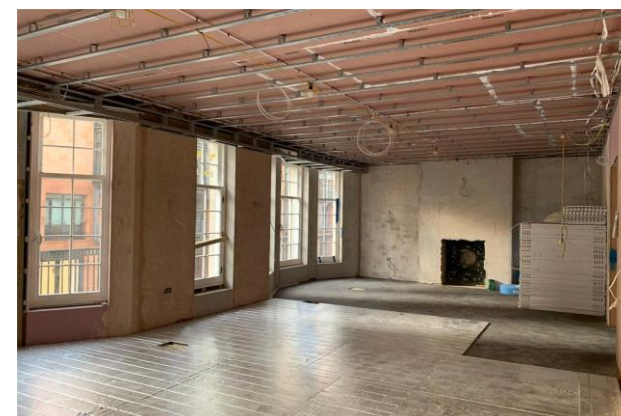
Capable of adaptation by a purchaser to further reconfigure and fit out to their own individual requirements.

Extending to approximately 3,600 sq ft. The current revised configuration comprises 4 ensuite bedrooms plus staff accommodation.

AMENITIES

- First floor
- Lateral
- Approx. 3,600 sq ft
- Shell & core
- 4 ensuite bedrooms with staff accommodation
- Lift
- Day porter

SUBSTANTIAL LATERAL APARTMENT IN ONE OF MAYFAIR'S MOST ELEGANT PORTERED BLOCKS

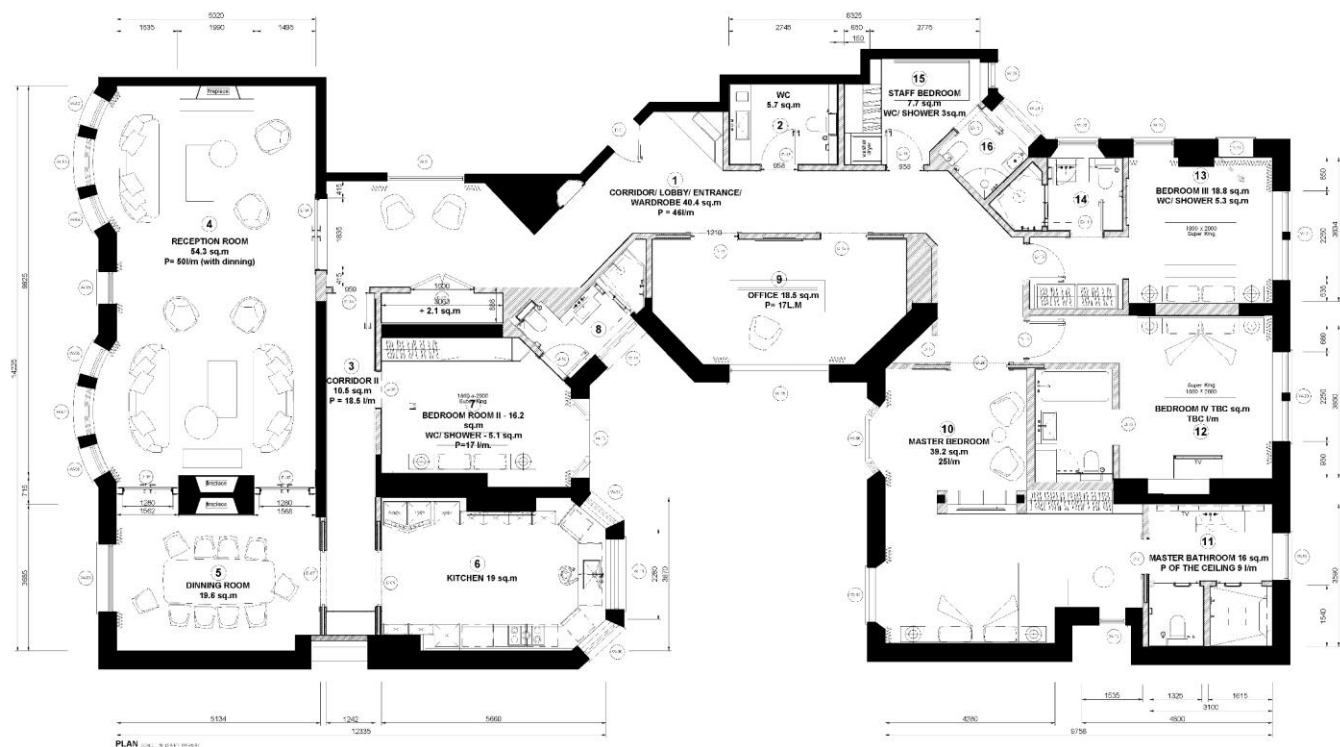


TENURE Long leasehold – Commencing September 1971 with 38 years remaining. Available with the opportunity for the vendor to serve notice on the superior landlords in order that a purchaser can extend the lease for an additional 90 years to circa 128 years.

LOCAL AUTHORITY Westminster

EPC BAND D





IMPORTANT NOTE:

Information on this floor plan is for informational purposes only and is not intended to be used for any other purpose. It is the responsibility of the user to ensure that the information is accurate and up-to-date. The information is provided as a guide only and is not intended to be used for any other purpose. The information is provided as a guide only and is not intended to be used for any other purpose.

ALTERATION:

- A** FOURTH BEDROOM ADDED. WC ADDED. KITCHEN AREA COMPARED. AN OUTSIDE DOORWAY TO LOBBY AREA. KITCHEN MOVED TO DINING. DINING MOVED TO RECEPTION. DOOR TO RECEPTION DELETED.
- B** 10.06.16 FOURTH BEDROOM ADDED TO MASTER BEDROOM AREA AS THE RECEPTION ONE SUGGESTION.
- C** 09.05.15 LAYOUT CHANGED TO THREE BEDROOM.
- D** 10.05.15 LAYOUT CHANGED AS PER DRAWING 5.
- E** 13.05.15 LAYOUT CHANGED IN MASTER BEDROOM AREA. P. JUT ROOM INCREASED IN BATH. LOBBY REDUCED IN MEET.
- F** 10.05.15 ORDERED FOR THE DOOR IN CHANGED ROOMS IN A IN ADDED.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Mayfair 020 7493 0676

mayfair@carterjonas.co.uk
18 Davies Street, Mayfair, London, W1K 3DS

carterjonas.co.uk
Offices throughout the UK

Carter Jonas Mayfair - Sam Richardson
020 7493 0676 | 07791 117 448
sam.richardson@carterjonas.co.uk

18 Davies Street, Mayfair, W1K 3DS

IMPORTANT INFORMATION

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Sanderson
Weatherall

Daniel Hardy daniel.hardy@sw.co.uk

Chris Kevitt chris.kevitt@sw.co.uk

carterjonas.co.uk/mayfair

Offices throughout the UK

Carter Jonas

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