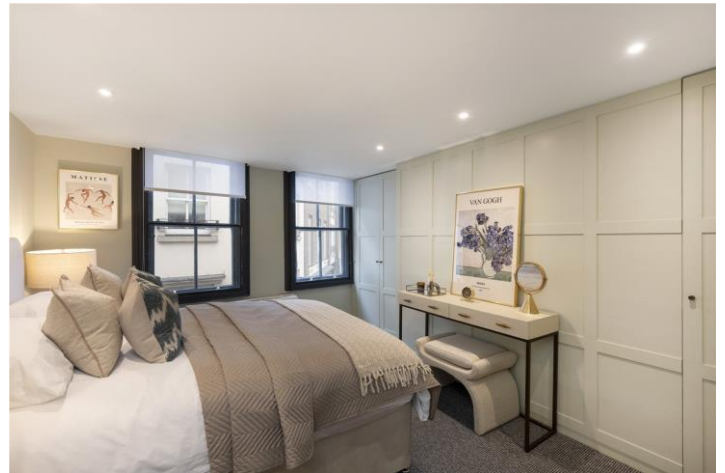




AVERY ROW, LONDON, W1K
£1,895,500 LEASEHOLD

REFURBISHED 2 BED IN HEART OF MAYFAIR

Winkworth Mayfair | 0207 589 6616 |



The property, which enjoys the rare advantage of its own private entrance, has been meticulously redeveloped to an exceptional standard. The accommodation comprises an open-plan kitchen and reception room, a generous principal bedroom, a second bedroom, and two bespoke bathrooms. Air conditioning is installed throughout. The property would make the perfect pied-a-terre, permanent base or investment play.

Avery Row is a charming, pedestrianised street discreetly tucked away just behind the prestigious New Bond Street, with Claridge's also conveniently on the doorstep. The location offers a curated mix of artisan boutiques and eateries, while being only moments from one of the world's most iconic luxury shopping destinations. Bond Street station is moments away and now benefits from the newly opened Elizabeth Line, providing direct access to Heathrow Airport in just 30 minutes.

Avery Row, W1

Approximate Floor Area = 81.1 sq m / 873 sq ft
Including Limited Use Area (0.6 sq m / 6 sq ft)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID923050)

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold

Term: 98 year and 4 months

Service Charge: £1113 per annum

Ground Rent: Peppercorn

Council Tax Band: F

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.