



Maddox Street, Mayfair, W1S



## Maddox Street Mayfair, W1S

Open plan kitchen, dining and reception room  
Principal bedroom suite with a walk-in wardrobe and balcony | Three further bedrooms (two with en suite bathrooms) | Family bathroom | Guest WC | Three terraces | Two balconies | Direct lift access | Air-conditioning

This stunning four bedroom duplex penthouse boasts three south-facing terraces, two balconies and direct lift access to both floors. The fourth floor has an entrance hall, a very generous principal bedroom with a beautiful marble finished en suite, a walk-in wardrobe and a large balcony. There are three further bedrooms (two of which are en suite), a further shower room and a laundry room that includes both a washing machine and a dryer. The fifth floor is filled with natural light, afforded by the dual aspect and floor to ceiling window/doors, and consists of an open plan kitchen, dining and living room with easy access to the three terraces and large balcony. There is also a landing area which provides access to the lift and guest cloakroom.

EPC Rating B

### Terms

**Tenure:** Leasehold expiring January 3010

**Service Charge:** £25,418.16 per annum (includes a contribution towards the sinking fund)

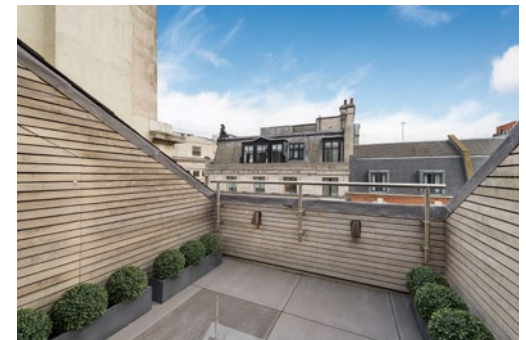
**Ground Rent:** £1,300 per annum

**Local Authority:** City of Westminster

**Council Tax Band:** H

**Services:** Mains electricity, gas, water and drainage

**Guide Price:** £4,800,000









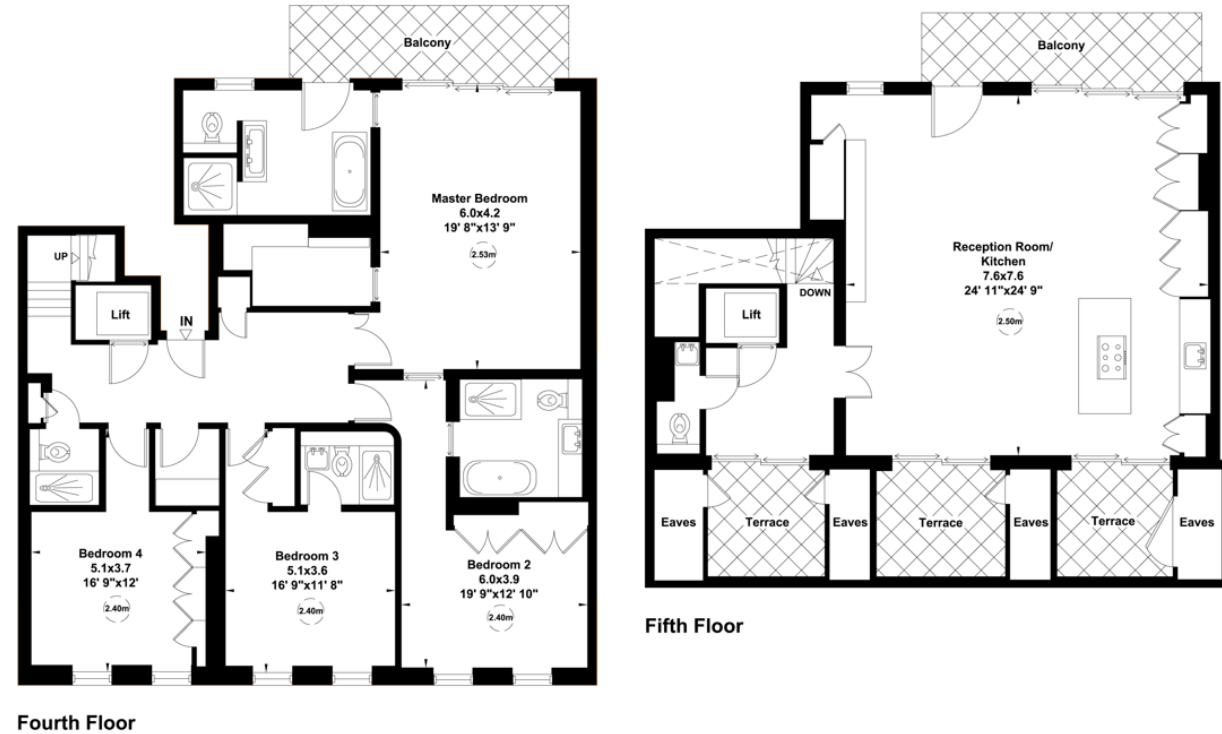
| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             | 84   B  | 84   B    |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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## Maddox Street, W1

Gross internal area (approx.)  
216 Sq m (2326 Sq ft) Including Eaves  
207 Sq m (2231 Sq ft) Excluding Eaves  
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).

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