WETHERELL

MAYFAIR'S FINEST PROPERTIES



Pollen Street, W1S

£1,695,000

A modern two-bedroom apartment in a prime Mayfair location with two substantial private roof terraces.

Situated on Pollen Street, moments from Hanover Square, this stylish duplex apartment measures 986 sq. Ft with 717 sq. Ft of terracing. Entering on the second floor there is a hallway leading through to a large double bedroom, currently configured to allow for a smart enclosed study area.

Off the hall is the family bathroom and stairs leading to third floor. On the third floor, the accommodation occupies the entirety of the building's footplate and comprises an open-plan kitchen/dining room with zoned living area to the front. There is a principal double bedroom suite with en suite bathroom and access to a substantial private terrace measuring 283 sq. Ft. Accessed through an electric sliding glass roof light, there is a private roof terrace which enjoys views of Mayfair's rooftops and measures 434 sq. Ft.

TENURE: Leasehold, approximately 109 years remaining SERVICE CHARGE: Approximately £9529 pa GROUND RENT: £250 pa

Pollen Street is located in a pedestrianised enclave just off Maddox Street in the heart of the West End.
Bond Street and Oxford Circus tube stations are nearby.





FEATURES

• Two bedrooms • Two bathrooms • Two private terraces (717 sq. ft) • Duplex • Long Lease • 986 sq. ft •







Pollen Street,
London, W1S



Total area (approx.): 91.6 sq. m (986.0 sq. ft)
Terrace area (approx.): 26.3 sq. m (283.1 sq. ft)
Roof Terrace area (approx.): 40.4 sq. m (434.7 sq. ft)

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