

# ROKSTONE



## Mark House, Mayfair W1S

A superb first floor two bedroom flat in this much sought after and wonderfully located building, ideally positioned in the heart of Mayfair. The accommodation is spacious and well proportioned throughout and is sure to impress all who wisely chose to inspect. The current owners have undertaken some improvement works since they acquired the property including smart bathrooms and a well equipped modern kitchen. Set within a secure residential development in the heart of Mayfair, this superb two bedroom apartment offers ample living and entertaining space and a lovely interior. Located on the second floor, with a lift and also benefitting from a wonderfully spacious reception room, separate kitchen with ample storage space, spacious master bedroom, second bedroom with en suite shower room. The exclusive boutiques and restaurants of Mayfair are on the doorstep, as are the tranquil retreats of Hyde Park and Green Park. Maddox Street is situated between Regent Street and New Bond Street, to the South of Hanover Square. It is conveniently situated for the excellent shops, bars and restaurants of Mayfair and the West End. The property's position is perfect for those seeking easy access to the main shopping and business districts of Central London, with access to the The City and Canary Wharf available at nearby Oxford Circus and New Bond Street Underground Stations.

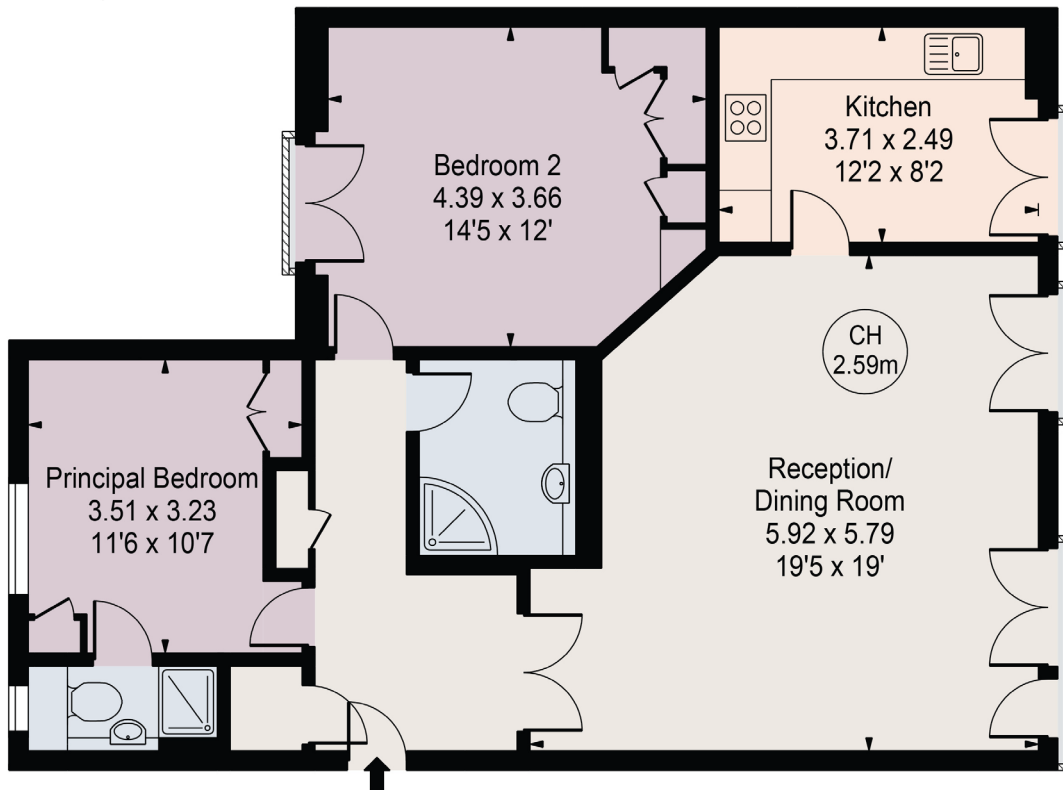
**Price £1,995,000**



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Maddox Street  
Gross Internal Area(Approx)  
Total = 86.40 Sq m / 930 Sq ft



First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
For Illustration Purposes Only - Not To Scale

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81   B	82   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Terms

Local Authority: Westminster City Council

Tenure: Leasehold

Lease: 99 Years Remaining

Service Charge: £13,000 p/a