



RUSSELL SIMPSON

Rare opportunity for 1/8th
ownership of a fully managed
penthouse duplex in prestigious
Mayfair street

QUEEN STREET
MAYFAIR W1J

Queen Street

£1,050,000

BEDROOMS 3	INTERNAL 1,920 SQ FT 178 SQM	OUTDOOR 505 SQ FT	COUNCIL TAX Westminster City, H
BATHROOMS 3		EPC E	TENURE —

The Property

Sublime and spacious flat with lateral layout, elegant interiors, three roof terraces and direct lift access.

Currently a 1/8th ownership share of the property is available. The property is decorated in an elegant style that blends traditional elegance with contemporary comfort. It is presented in immaculate condition, with air conditioning and underfloor heating throughout.





Indoor Spaces

Entering the house on the fourth floor, the front hall leads into to a generous reception room. This features a seating area and an attractive fireplace, flowing through to an open-plan kitchen. With modern units, a central island, marble worktops and a dining area, this creates a bright and open living space.





The Bedrooms

The fourth floor also features a pair of bedrooms. One bedroom has an ensuite bathroom and double French doors opening onto a rear roof terrace. The other bedroom is also ensuite and offers a walk-in wardrobe. Furthermore, there is a guest WC and storage space in the hall.





The Principal Bedroom

The fifth floor is entirely occupied by the principal bedroom suite. This includes a bedroom with a private terrace, an ensuite bathroom and a reception room flooded with light from three double French doors opening onto another rear terrace.





Outdoor Spaces

Unusually for this neighbourhood, the property offers three terraces. This includes a rear terrace on the fourth floor and a pair of roof terraces on the penthouse floor. As well as paved spaces for outdoor eating, they offer wonderful rooftop views. The flat also has direct lift access.



The Neighbourhood

Queen Street is an attractive address laid out in 1735. It is superbly located in the heart of Mayfair, midway between the open spaces of Green Park and Hyde Park. From here, Green Park station is close, along with the neighbourhood's many celebrated shops. Furthermore, the charming village-like streets of Shepherd Market – boasting independent boutiques, restaurants and members' clubs – are a few moments' walk away.

Queen Street, W1

Approximate Internal Area
1,920 sq ft / 178 sq m

Including limited use area
13 sq ft / 1 sq m

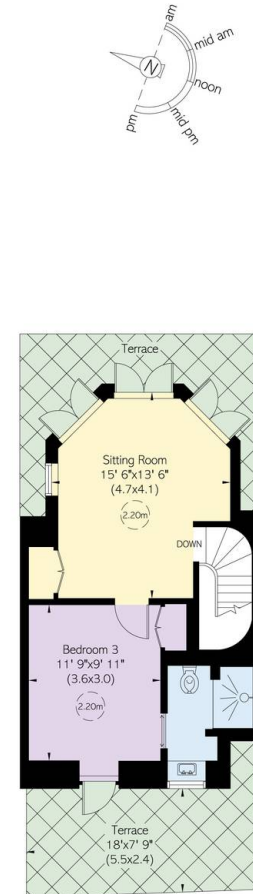
Outside Area
506 sq ft / 47 sq m

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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.



Fourth Floor



Fifth Floor

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