

## London W1K

### Flat 25, 51 South Street, Mayfair W1K 2XL

- **A Leasehold (Share of Freehold)**  
**Well Located Self-Contained**  
**Lower Ground Floor Mansion Flat**
- Providing Two Bedroom  
Accommodation
- GIA Approximately 135.9 sq m  
(1,463 sq ft)
- Views over Mount Street Gardens
- 24 Hour Porter

### Vacant Possession



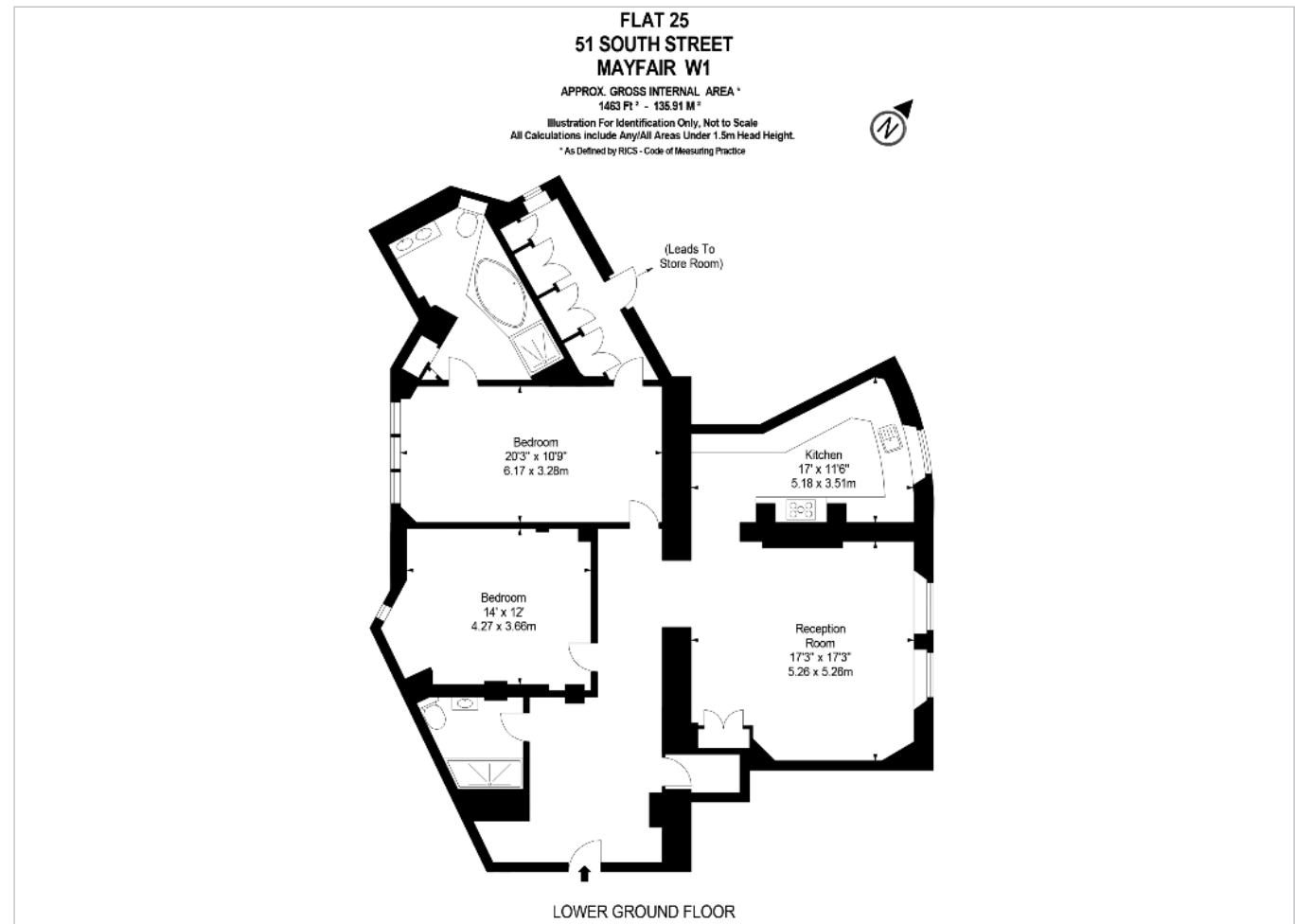
#### To View

Please contact Allsop by sending an email to [will.taylor@allsop.co.uk](mailto:will.taylor@allsop.co.uk) with the subject heading 'Viewing – Lot 20'.

#### Seller's Solicitor

Messrs Seddons (Ref: Ms E Lui).  
Tel: 0207 399 0600.  
Email: [emily.lui@seddons.co.uk](mailto:emily.lui@seddons.co.uk)

**VACANT – Leasehold (Share of Freehold) Flat**



#### Tenure

Share of Freehold/Leasehold. The property is held on a lease for a term of 999 years from 25th March 1973 (thus having approximately 954 years unexpired) at a current ground rent of £10 per annum.

#### Location

The property is located on the north side of South Street, in the heart of Mayfair. The extensive shopping facilities, boutiques and restaurants of the West End are available along Oxford Street, including the world famous Selfridges store, to the north and New Bond Street to the east, with Soho and Covent Garden also being within easy reach to the east. Bond Street Underground Station (Central and Jubilee Lines) is within a three minute walk to the north and will also provide Elizabeth Line (Crossrail) services from December 2018. Hyde Park is to the west.

#### Description

The property comprises a self-contained lower ground floor flat situated within a purpose built mansion block. The flat enjoys views of the Mount Street Gardens. There is a 24 hour porter and the property further benefits from a store room.

#### Accommodation

Reception/Dining Room, Kitchen, Master Bedroom with Dressing Room and En-Suite Bathroom, Further Bedroom, Bathroom, Store Room

**GIA Approximately 135.9 sq m (1,463 sq ft)**

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda. To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit [www.allsop.co.uk](http://www.allsop.co.uk).

**BUYER'S FEE:** The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda – reduced to £200 (including VAT) for lots sold under £10,000  
**COSTS CHARGED BY THE SELLER:** Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.



