

# ASHBURTON PLACE, MAYFAIR, LONDON

£8,000,000



## MAYFAIR SQUARE

1 Mayfair Place, London W1J 8AJ, United Kingdom

+44 (0)207 184 9888 | [info@mayfairsquare.co.uk](mailto:info@mayfairsquare.co.uk) | [www.mayfairsquare.co.uk](http://www.mayfairsquare.co.uk)

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## PROPERTY DESCRIPTION

Luxury two-bedroom apartment in one of Mayfair's most luxurious developments.

This exquisite apartment boasts a grand double-aspect living room with a dedicated dining area, complemented by floor-to-ceiling windows that flood the space with natural light. The residence offers two sumptuous double bedrooms, each with its own opulent ensuite, a guest room, and a state-of-the-art, fully integrated kitchen. Nestled within an exclusive gated development, residents indulge in unparalleled luxury with access to a private wellness spa featuring a 25-meter swimming pool, a fully equipped gymnasium, and serene sauna, steam, and treatment rooms. For entertainment and convenience, the property includes a private cinema room, two elegant meeting rooms, and a car lift that grants entry to a meticulously designed and smart car parking area. The ultimate in refined living, this residence is complemented by a 24-hour concierge ensuring a seamless and luxurious lifestyle.

Our client has requested a discreet sale, so detailed information about this property is being kept confidential. If you would like further details, please contact us.

### Living in Mayfair.

Mayfair is one of London's most prestigious neighbourhoods, celebrated for its luxury, elegance, and rich history. Situated in the heart of the West End, it boasts an exceptional shopping experience with high-end boutiques on Bond Street, bespoke tailoring on Savile Row, and curated luxury stores on Mount Street. The dining scene is equally impressive, featuring Michelin-starred restaurants like Sketch and Claridge's, known for their innovative cuisine and sophisticated ambiance. Mayfair's cultural heritage is highlighted by landmarks such as Berkeley Square, the Royal Academy of Arts, and the Handel & Hendrix Museum. The nearby Hyde Park offers a vast green space for recreation and relaxation. The area is also home to some of London's most exclusive real estate, including grand historic mansions and modern luxury apartments. With excellent transport links via Bond Street, Green Park, and Oxford Circus stations, Mayfair provides a blend of historic charm and contemporary sophistication, making it a highly desirable location in London.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>	<b>84</b>	<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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FOR MORE INFORMATION PLEASE CONTACT US

Important Notice:

Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Mayfair Square in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Mayfair Square nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s), lessor(s) or landlord(s).

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