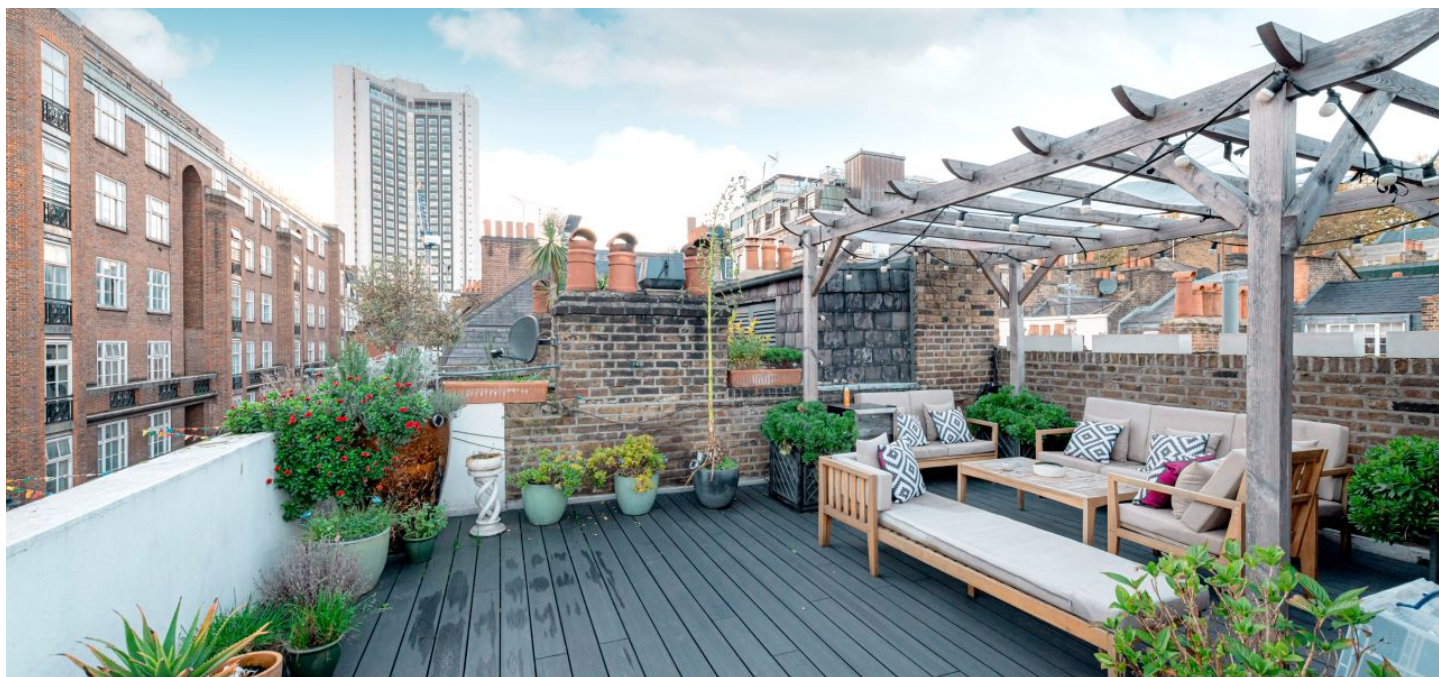




## House Five-bedroom (6+kk)

€ 5 534 691 | CZK 140 000 000

165 m<sup>2</sup>, City of Westminster, London





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Parking	-
Cellar	-
PENB	G
Reference number	103467

### Shepherd Street, Mayfair W1J

**This exceptional duplex apartment in the heart of Mayfair boasts a private rooftop terrace and the level of comfort offered by a semi-detached house, mere steps from the traditional Shepherd's Market.**

The entrance level showcases a stylish living space with **four street-facing windows**, a kitchen, and a spacious dining area, all of which provide an ideal setting for social get-togethers. The second level features a **luxurious primary bedroom** with a separate **dressing area**, a modern bathroom (with a **solitary bathtub** and shower), two generously sized bright double bedrooms, and a second bathroom (with a shower). A dominant feature is the **impressive, private south-facing rooftop terrace**.

The high-quality and stylish facilities include **marble floors** in the bathroom, and a kitchen with a **marble worktop**, wooden cabinets, a central island, and decorative panelled walls. Plenty of storage space is provided by numerous built-in wardrobes.

Situated in the vibrant **Shepherd's Market** area with close access to the expansive Green and Hyde parks. This area offers a wide range of amenities, including boutique shops, galleries, restaurants, and exclusive Mayfair clubs. It also enjoys proximity to the entertainment and shopping hub of **St. James's** and **Piccadilly**. Convenient transportation options are available, including the Green Park Underground Station.

Usable area: 165.36 sq. m.

Leasehold - approximately 119 years.

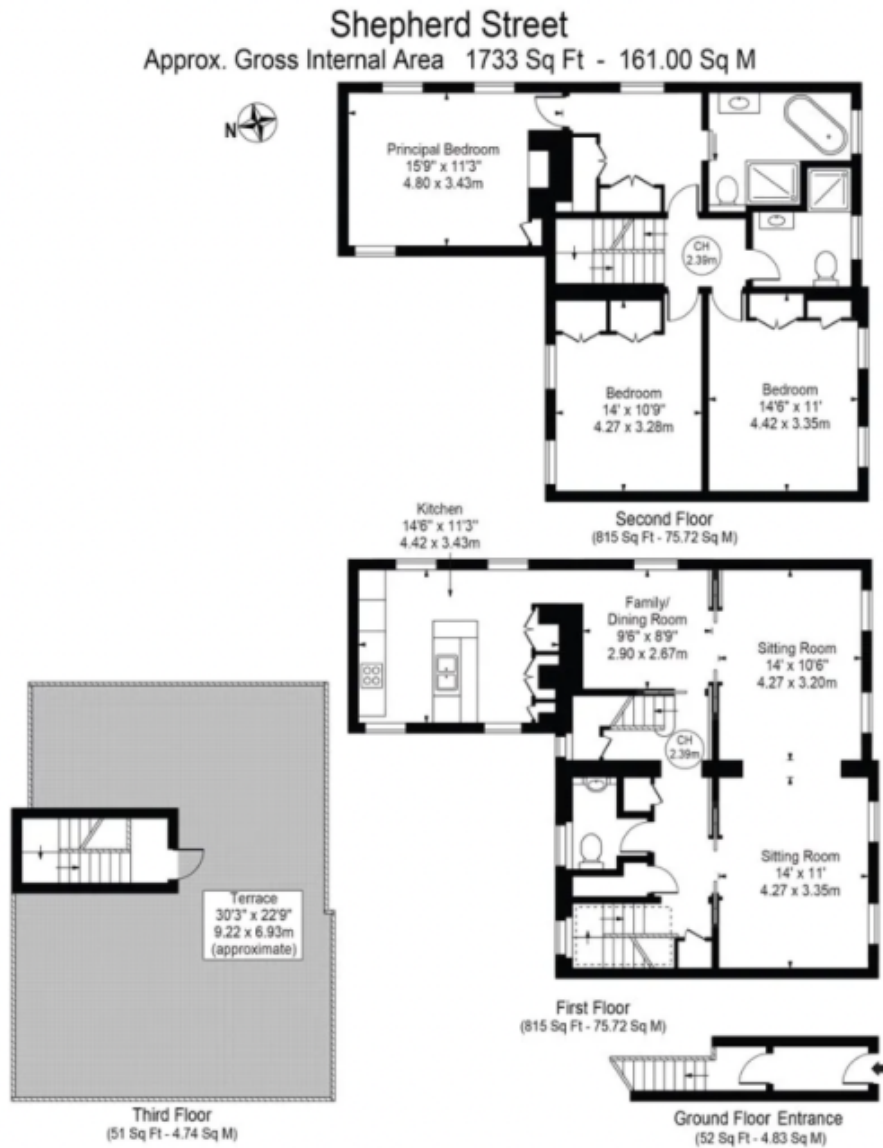




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For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.  
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