



## Vantage Properties & Management Ltd.

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## Lees Place, Mayfair, London W1

6 Commercial units | 11 Residential units | £12m



- A substantial, low built property comprising 11 residential units arranged over the 1<sup>st</sup>, 2<sup>nd</sup> & 3<sup>rd</sup> floors totalling 6831 sq.ft
- Commercial units currently arranged as 6 A2 units of 5676 sq.ft
- The residential part of the block has its own private ground floor entrance and a lift servicing all floor
- Licence to create one commercial unit
- Benefits from an excellent range of communication links to all parts of Central London
- Within walking distance to Green Park & Bond Street tube stations

### Viewing Highly Recommended

Please ring us to make an appointment. We open from 9:30 am to 6:00 pm Monday to Friday, 10:00 am to 2:00 pm Saturday.

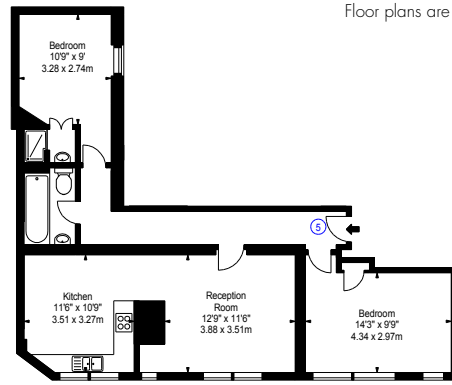
These particulars are given in good faith and are intended to a fair description of the property. They do not form part of an offer or contract, and no responsibility can be accepted as to their accuracy.

# ACCOMMODATION

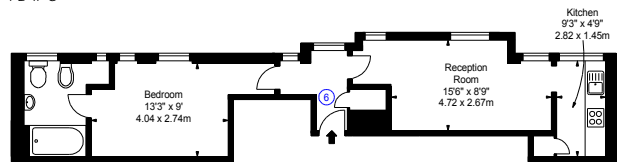
## RESIDENTIAL

FLAT	FLOOR	BEDS	SQ FT	SQ M	RENT PA £'S
1	1st	2	761	70.70	62,400
2	1st	1	437	40.60	44,200
3	1st	1	589	54.71	52,000
4	1st	1	629	58.44	46,800
5	2nd	2	761	70.70	52,000
6	2nd	1	629	58.44	44,200
7	2nd	1	589	54.71	46,800
8	2nd	1	629	58.43	49,400
9	3rd	1	592	54.99	46,800
10	3rd	1	637	59.18	46,800
11	3rd (roof terrace)	1	578	53.70	52,000
<b>TOTAL</b>			<b>6,831</b>	<b>634.60</b>	<b>543,400</b>

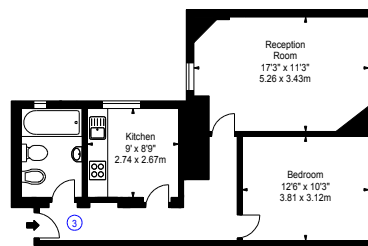
Floor plans are indicative only, not to scale.



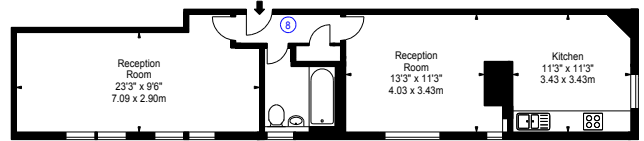
FLAT 5



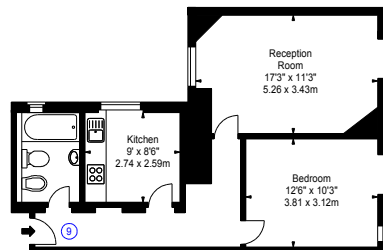
FLAT 6



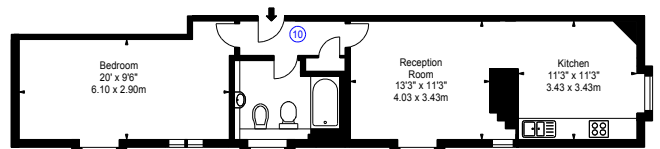
FLAT 7



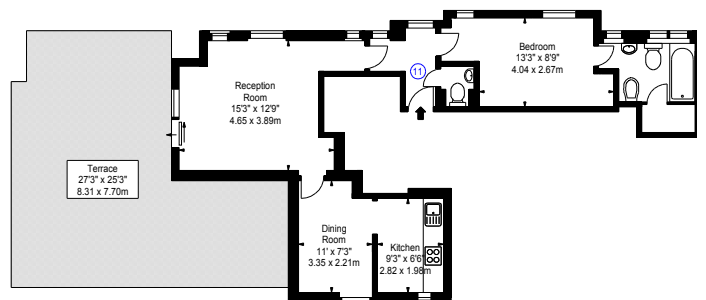
FLAT 8



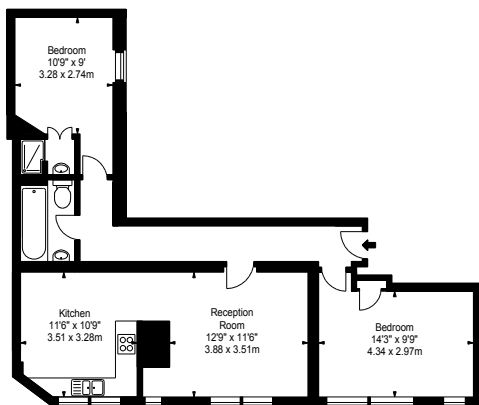
FLAT 9



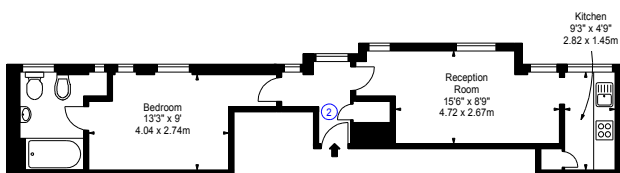
FLAT 10



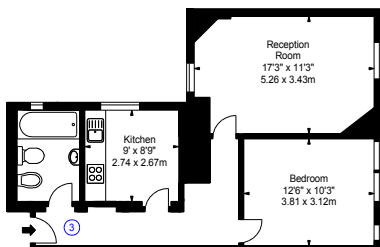
FLAT 11



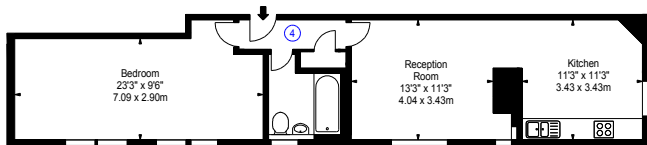
FLAT 1



FLAT 2



FLAT 3



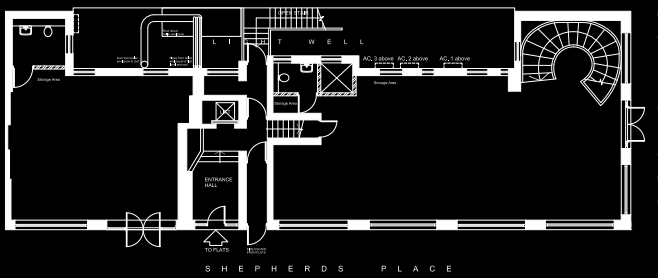
FLAT 4

COMMERCIAL

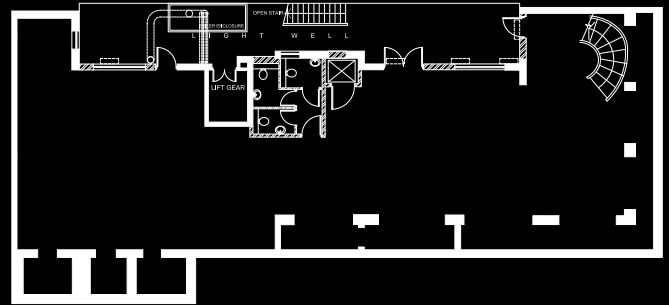


OFFICE NO.	FLOOR	SQ FT	SQ M
1	G	426	39.59
	LG	531	49.35
2	G	314	29.18
	LG	486	45.17
3	G	402	37.36
	LG	813	75.56
4	G	253	23.51
	LG	331	30.76
5	G	512	47.58
	LG	619	57.53
6	G	341	31.69
	LG	648	60.22
<b>TOTAL</b>		<b>5,676</b>	<b>527.51</b>

PROPOSED FLOOR PLAN – 6,131 SQ FT

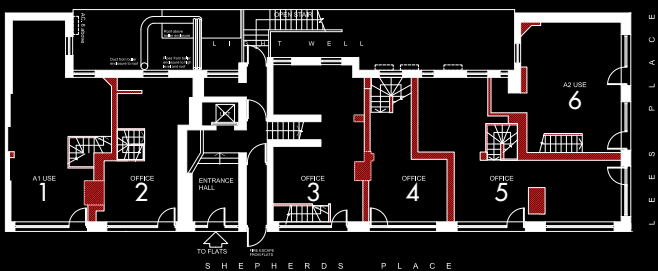


GROUND

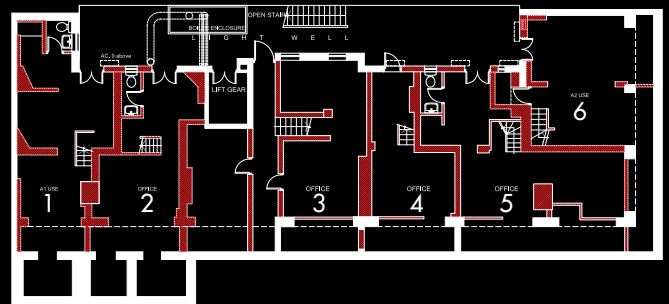


LOWER GROUND

EXISTING FLOOR PLAN



GROUND



LOWER GROUND