



LEES PLACE, MARYLEBONE, LONDON, W1

PRICE £12,000,000
LEASEHOLD

For further information,
please call our
Regent's Park
office on 020 7723 9988

Lees Place is a substantial, low built property comprising eleven apartments over first to third floors and six commercial units over ground and lower ground with a total square footage of 12,507 sq ft. The entire building is owned on a headlease of 75 years from December 1975 (42 years remaining) and the apartments are owned in six SPV's allowing for possible lease extensions in the future.

The commercial units are currently divided into six although a licence has been granted from the freeholders (Grosvenor Estate) allowing them to be combined to create one office of 6,131 sq ft. The residential part of the block has its own, private ground floor entrance and a lift servicing all floors.

Lees Place is ideally located in a quiet position between Park Street and North Audley Street in Mayfair seconds from Grosvenor Square and Oxford Street. Lees Place benefits from an excellent range of communication links to all parts of Central London and beyond. Green Park and Bond Street tube stations are within walking distance, providing direct access to all of London's principal termini.

Regent's Park Office

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Marylebone Village Office

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Accommodation

Comprises eleven apartments over first to third floors and six commercial units over ground and lower ground with a total square footage of 12,507 sq ft

Benefits

- § Private ground floor entrance
- § Lift servicing all floors
- § An excellent range of communication links to all parts of Central London and beyond
- § The open spaces of Hyde Park are also close by

Tenure

Leasehold, with approximately 42 years remaining

Ground Rent

To be advised

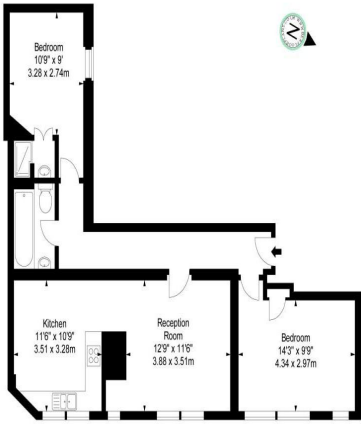
Service Charge

To be advised

Price

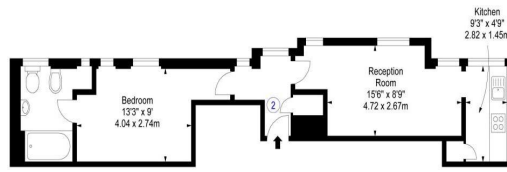
£12,000,000 subject to contract

Flat 1,
10 Lees Place, W1
Approx. Gross Internal Area*
761 Ft² - 70.70 M²

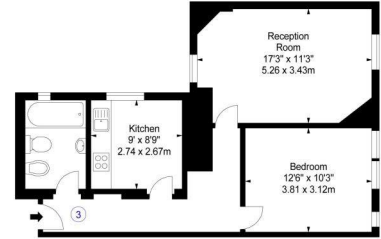


FIRST FLOOR

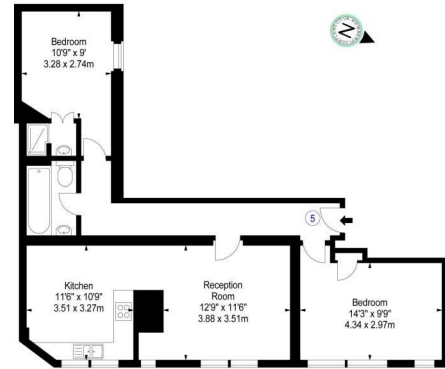
Flat 2,
10 Lees Place, W1
Approx. Gross Internal Area*
437 Ft² - 40.60 M²



Flat 3,
10 Lees Place, W1
Approx. Gross Internal Area*
589 Ft² - 54.71 M²

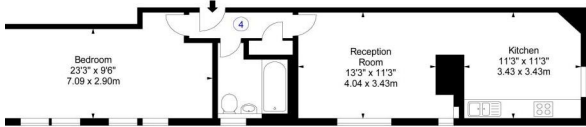


Flat 5,
10 Lees Place, W1
Approx. Gross Internal Area*
761 Ft² - 70.70 M²

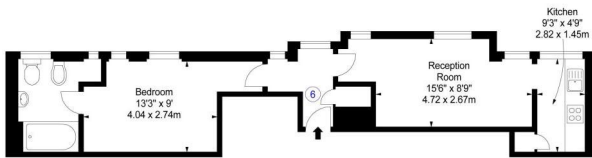


SECOND FLOOR

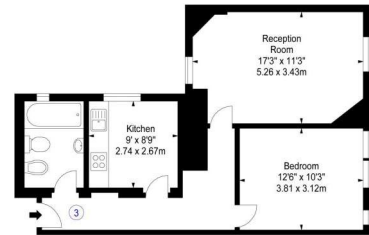
Flat 4,
10 Lees Place, W1
Approx. Gross Internal Area*
629 Ft² - 58.44 M²



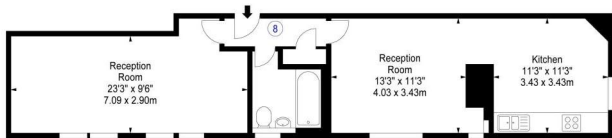
Flat 6,
10 Lees Place, W1
Approx. Gross Internal Area*
629 Ft² - 58.44 M²



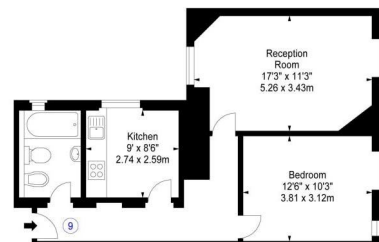
Flat 7,
10 Lees Place, W1
Approx. Gross Internal Area*
589 Ft² - 54.71 M²



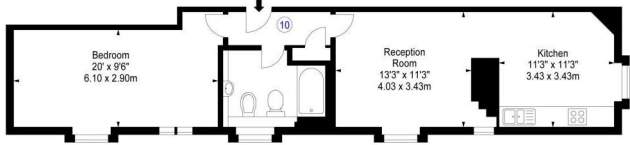
Flat 8,
10 Lees Place, W1
Approx. Gross Internal Area*
629 Ft² - 58.43 M²



Flat 9,
10 Lees Place, W1
Approx. Gross Internal Area*
592 Ft² - 54.99 M²

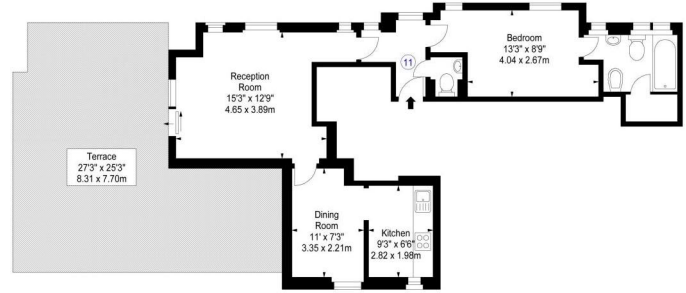


**Flat 10,
10 Lees Place, W1**
Approx. Gross Internal Area*
637 Ft² - 59.18M²



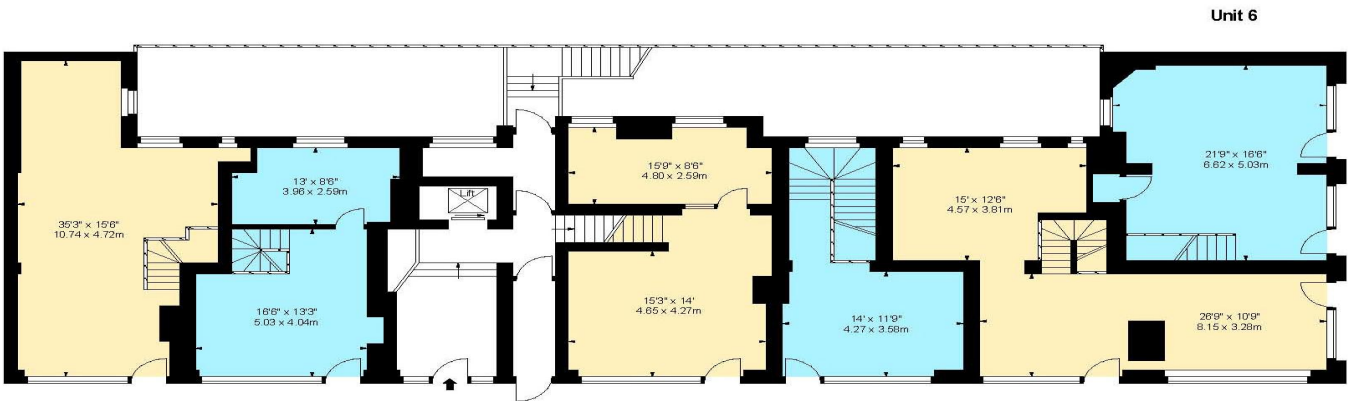
THIRD FLOOR

**Flat 11,
10 Lees Place, W1**
Approx. Gross Internal Area*
578 Ft² - 53.70 M²



THIRD FLOOR

**10 Lees Place, W1
(Existing)**
Approx. Gross Internal Area*
6553 Ft² - 608.77 M²



Unit 1

Unit 2

Unit 3

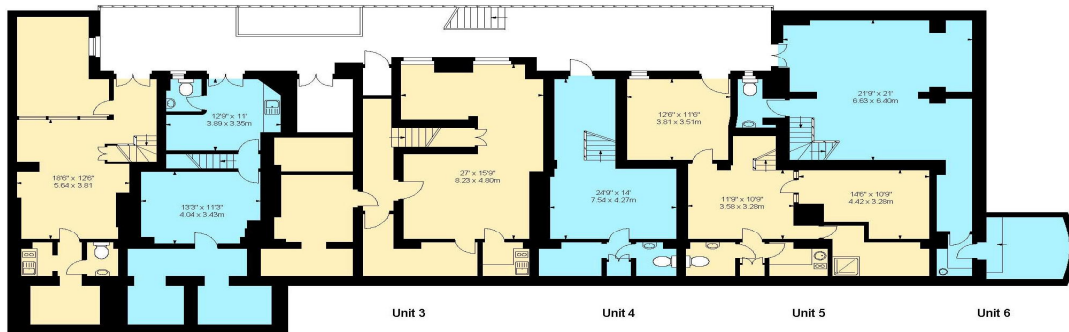
Unit 4

Unit 5

Unit 6

Ground Floor

**10 Lees Place, W1
(Existing)**
Approx. Gross Internal Area*
6553 Ft² - 608.77 M²



Unit 1

Unit 2

Unit 3

Unit 4

Unit 5

Unit 6

Lower Ground Floor

Please note that we have not checked the working condition of the appliances or services. All measurements are made using a sonic tape measure and are subject to a small margin of error. Sandfords as agents for the vendor or lessor and for themselves give notice that: (1) these particulars are provided merely as a general guide to the property and are not and shall not hereafter become part of any offer or contract. (2) The statements herein are made in good faith but without any responsibility whatsoever on the part of the vendor, Sandfords or their servants Purchasers or Lessees should not rely on these particulars as statements or representation of fact but should satisfy themselves by inspection or otherwise as to their accuracy and fullness. (3) Neither the Vendor nor any person in the employ of Sandfords has any authority to make or give any representation or warranty whatsoever in respect of the property. Sandfords & Coope Estates Limited. Registered in England No. 2961709.