



JEREMY JAMES

42 CONDUIT STREET, MAYFAIR, LONDON W1



RENT

£77,375 per annum

SERVICE CHARGE

approx £9,594.50 per annum

LOCAL AUTHORITY

City of Westminster

BUSINESS RATES

Approx £15,475 per annum

EPC RATING

A

33 New Cavendish Street
London,
W1G 9TS

020 7486 4111
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DESCRIPTION

Conduit Street is ideally positioned between Regent Street and New Bond Street in the heart of Mayfair, one of London's most prestigious and sought-after West End locations. Both Oxford Circus and Bond Street Underground stations are within a short walk, providing access to the Bakerloo, Central, Victoria, Jubilee and Elizabeth lines. The surrounding area is renowned for its world-class luxury retail, exclusive private members' clubs and an outstanding selection of renowned restaurants, offering an unrivalled business and lifestyle destination.

AMENITIES

619 sq ft
Second Floor
Fully Fitted
E Class
EPC: A

Note: Unless otherwise stated, all new wall, ceiling and floor finishes by JJA

Note:

'Fabric First' upgrade to achieve EPC 'B' Rating

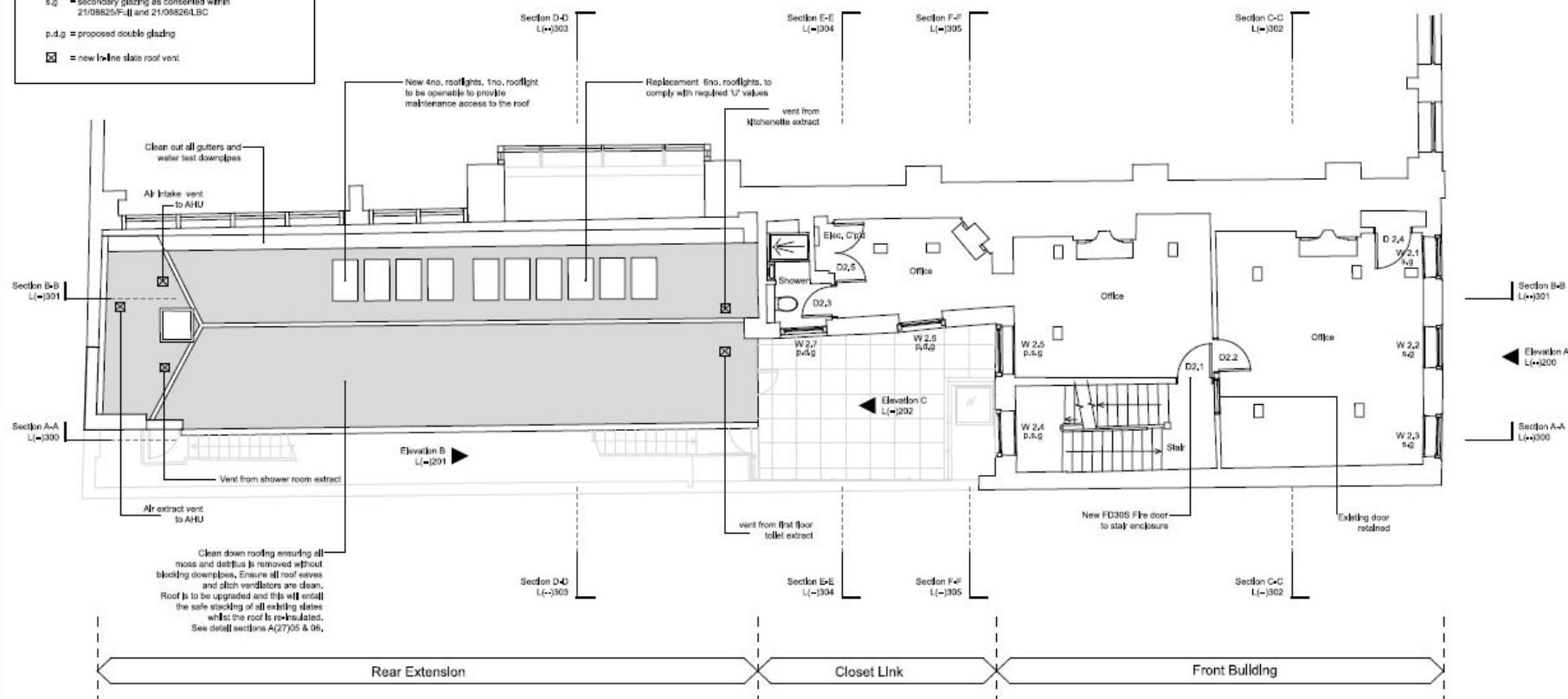
All annotation is shown on current existing plans

p.s.g. = proposed secondary glazing

s.g. = secondary glazing as consented within 21/08/25/FULL and 21/08/26/LBC

p.d.g. = proposed double glazing

☒ = new in-line state roof vent



Second Floor Plan

0 1 2.5 5m



CONSTRUCTION ISSUE



Project
42 Conduit Street, London, W1S 2YH

Title
Proposed
Second Floor Plan

Drawn by 1100 @ A3	150 @ A1	Date 23/07/2023
Drawn by 21029-1/L(-)112	150 @ A1	Date 23/07/2023
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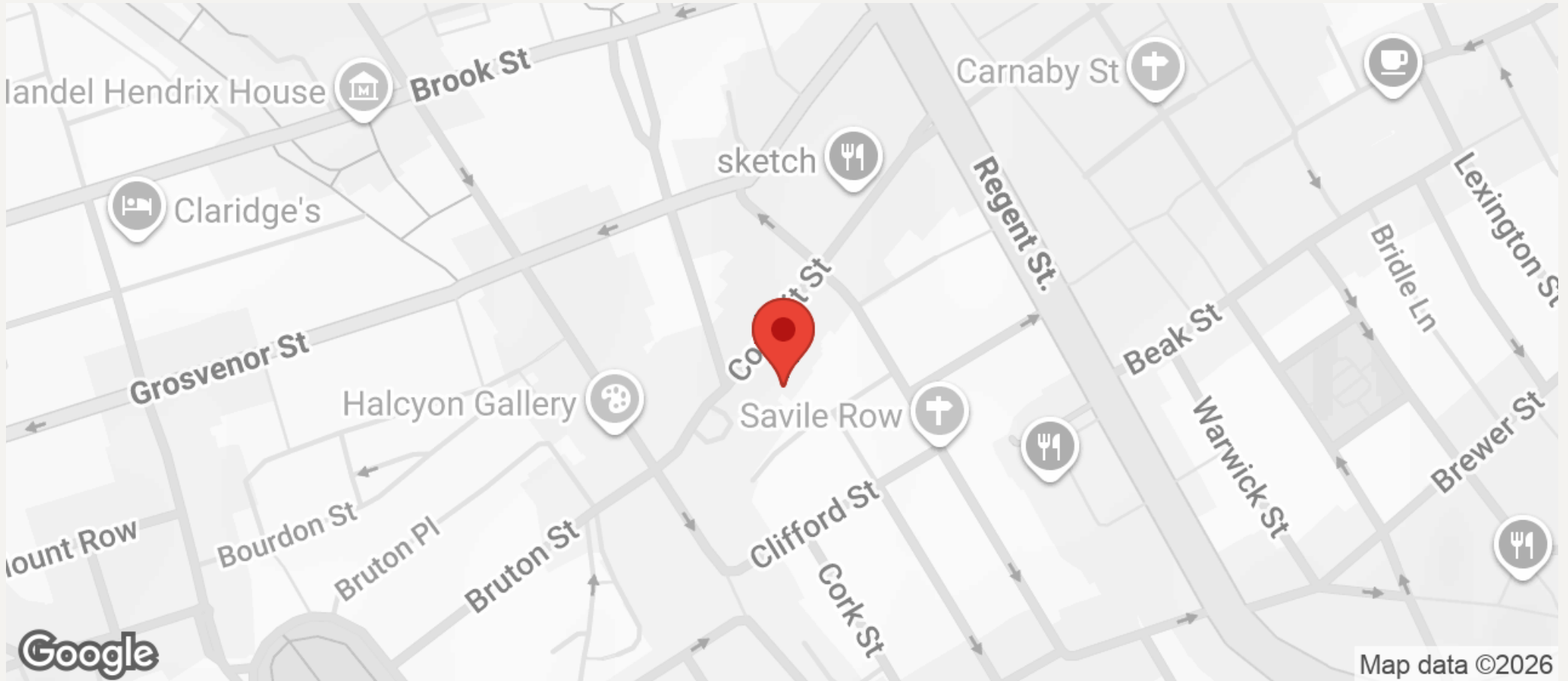
Rev	Notes	No	Date
A	Full of window removed, replaced with solid wall	01	18/08/23
B	Amendment	10	29/09/23
C	Door numbers added	01	11/10/23
D	New door added as noted in room schedule	01	11/01/24
E	Bedroom window added	01	24/01/24
C1	Construction issue	01	31/05/24
C2	Full of window removed, replaced with solid wall	01	14/02/25

Activate Windows
Go to Settings to activate W



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