



Duke Street  
London, W1K

CHESTERTONS  
*Mayfair*









This spacious three bedroom apartment has a wealth of living accommodation with three separate reception rooms and a bright open plan kitchen. It also benefits from high ceilings throughout.

Duke Street is one of the most desirable streets in Mayfair, located just off Grosvenor Square. Close to Selfridges, Duke Street is also a short distance away from Bond Street tube station.

N.B. there is also a development opportunity to connect this apartment to another in the building subject to planning permission.

- Large Lateral Apartment
- Fantastic Location
- Lift
- Great Transport Links
- Long Lease

£8,750,000 Asking Price

Energy Efficiency Rating		
	Current	Potential
100-90% A		
81-91% B		
62-80% C		78
43-61% D	63	
22-42% E		
9-21% F		
1-8% G		
<small>           Best energy efficient - lowest running costs            Worst energy efficient - highest running costs            EU Directive 2002/91/EC            England, Scotland &amp; Wales         </small>		

**Tenure:** To be advised

**Service Charge:** Please contact us for details

**Ground Rent:** Please contact us for details



*Chestertons Mayfair Sales*

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W1K 2QA

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## Flat 3, 81 Duke Street W1

Gross internal area (approx) :

**322.0 Sq m (3,466 Sq ft)**

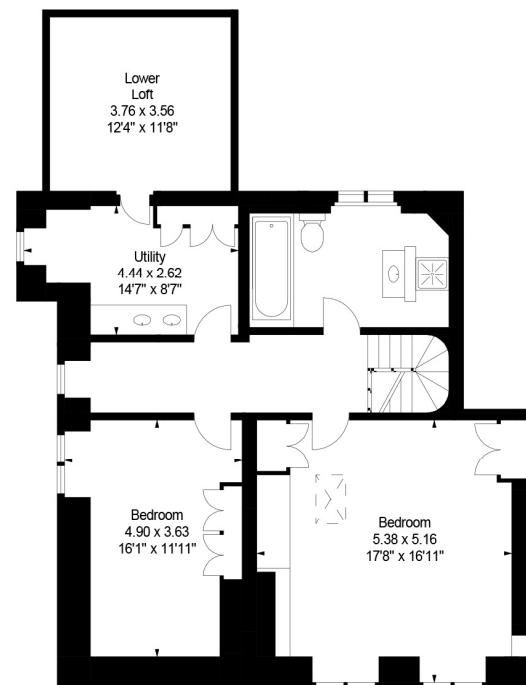
**For identification purposes only. Not to scale**

All Calculations include Any/All Areas Under 1.5m Head Height.

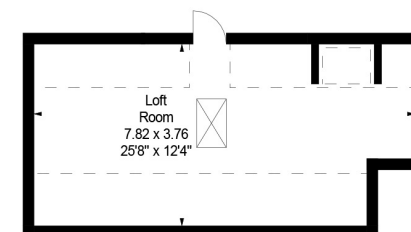
\* As Defined by RICS - Code of Measuring Practice



**Third Floor**



**Fourth Floor**



**Fifth Floor**