



KNIGHTSBRIDGE  
PRIME PROPERTY



North Row, Mayfair, W1K 7DU

£2,750,000





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# North Row

Mayfair, W1K 7DU

- Duplex Apartment Located on 5th & 6th Floor
- 2 Double Bedrooms w/ En-Suite Bathrooms & Further Guest WC
- Lift Access To All Floors
- Underground Parking w/ Car Lift
- Situated on Marble Arch, A Moments Walk From Hyde Park
- Spanning 1,315 Sq Ft / 122.14 Sq M
- Large Open Reception Space & Separate Fully Integrated Kitchen
- 24Hour Concierge / Porter
- Overlooking The Skyline of Mayfair
- Short Distance From Selfridges, Boutique Stores, Michelin Star Restaurants, Cafes, Bars & Hotels





Fantastic Duplex Apartment, Spanning 1,315 Sq Ft / 122.14 Sq M, Accommodating 2 Double Bedrooms, 2 En-Suite Bathrooms & A Further Guest Washroom.

With Views Overlooking The Mayfair Cityscape, This Stunning Apartment Provides A Fabulous Residence Within A Moments Walk Of Hyde Park, Selfridges & Michelin Star Restaurants, Cafes & Bars.

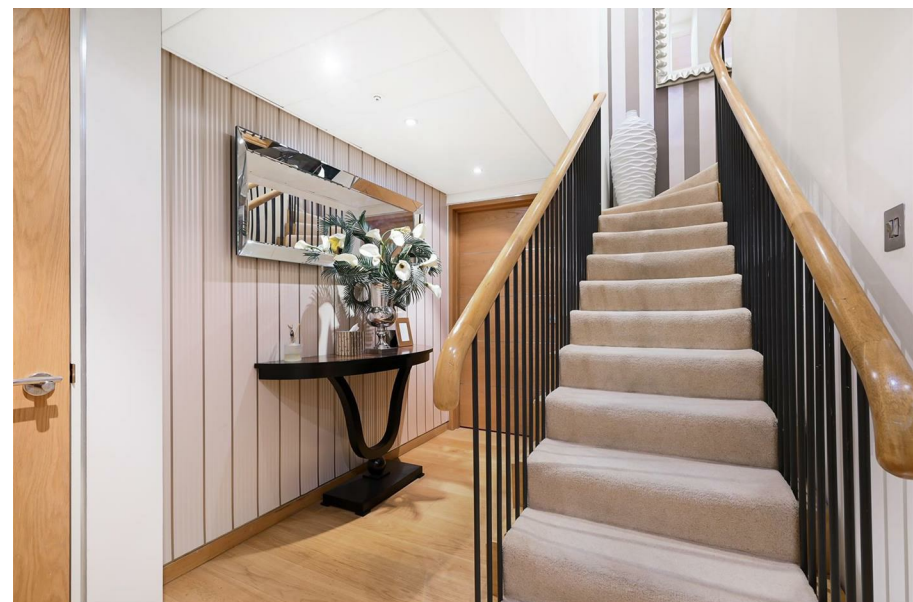
This Apartment Is Situated On The 5th & 6th Floor Of This Highly Sought After Residential Building, Providing Underground Parking, 24 Hour Concierge / Portage & Access To The Marriott Hotels Swimming Pool, Spa / Sauna & Gymnasium.

Upon Entrance To The Apartment, The Lobby Opens Onto A Large Reception Room, Separate Fully Integrated Modern Kitchen & Guest Washroom. Floor To Ceiling Windows Provide All Accommodation With An Abundance Of Natural Light & Fantastic Views, Whilst Maintaining A Quiet & Peaceful Space.

A Private Staircase Leads Down To The 5th Floor Where The Bedrooms Are Located. Two Large Double Bedrooms & Provided With Fully Fitted Wardrobes & En-Suite Bathrooms.

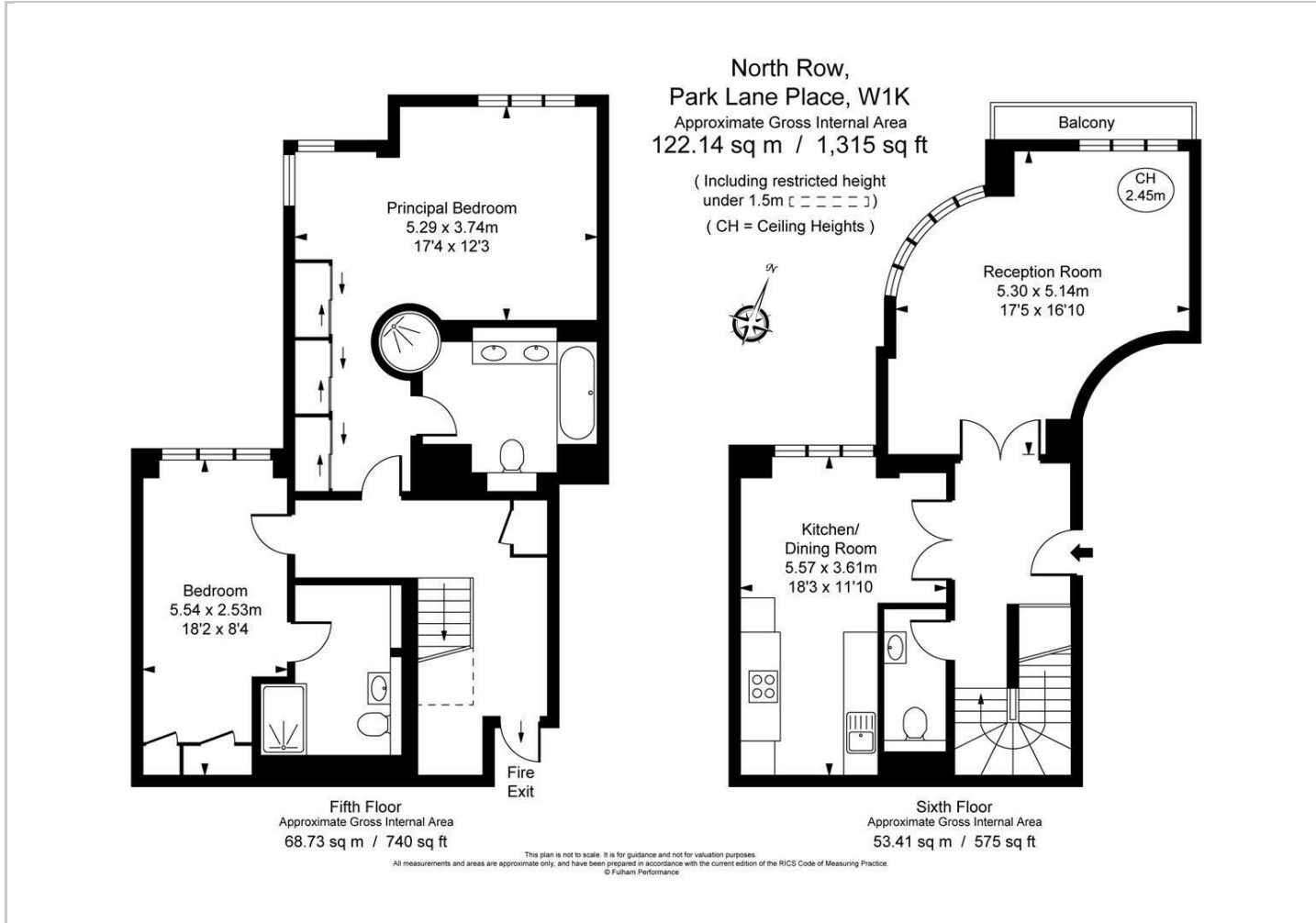
Superb Location, Just Off Park Lane in exclusive Mayfair, and only one minute walk to the green open spaces of Hyde Park. The International Shopping Malls Of Selfridges, Harvey Nichols, & Harrods are within very close proximity. The Boutique Cafes, Fine Restaurants and Five Star Hotel of Mayfair are only a few minutes walk away.

Tenure - Leasehold  
Length of lease - Approximately 130 years  
Annual ground rent amount - £500  
Ground rent review period - 10 Years  
Annual service charge amount (£) - Approximately £20,000 per annum  
Service charge review period - Yearly  
Council tax band - H - Westminster





## Floor Plans



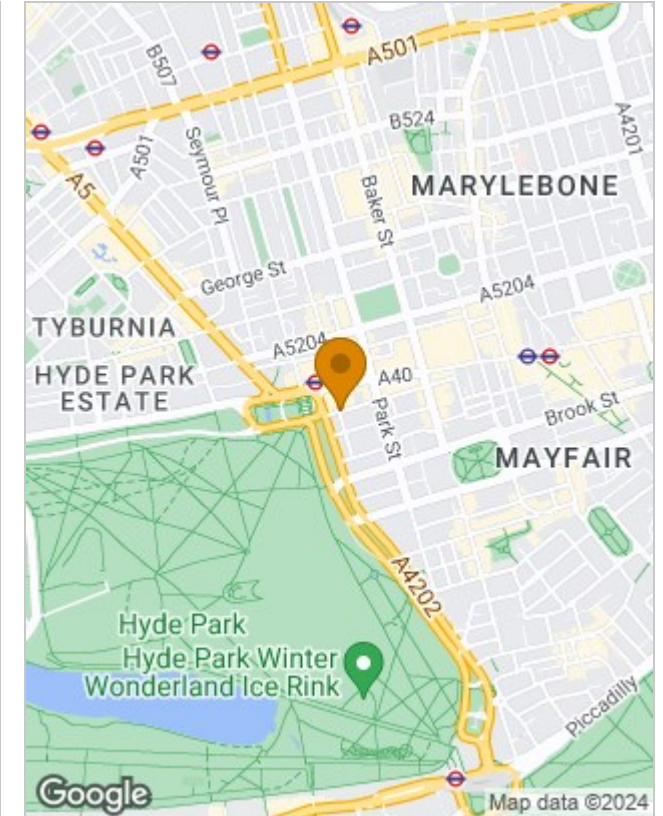
## Viewing

Please contact our Knightsbridge Prime Property Office on +44 20 8051 4200 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Knightsbridge Prime Property, 1 Knightsbridge Green, Knightsbridge, London, SW1X 7QA  
Tel: +44 20 8051 4200 Email: enquiries@knightsbridgeprimeproperty.com

## Location Map



## Energy Performance Graph

