

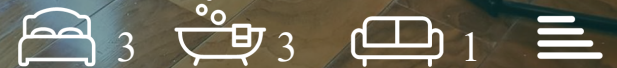


KNIGHTSBRIDGE  
PRIME PROPERTY



North Row, Mayfair, W1K 7DU

£6,700,000





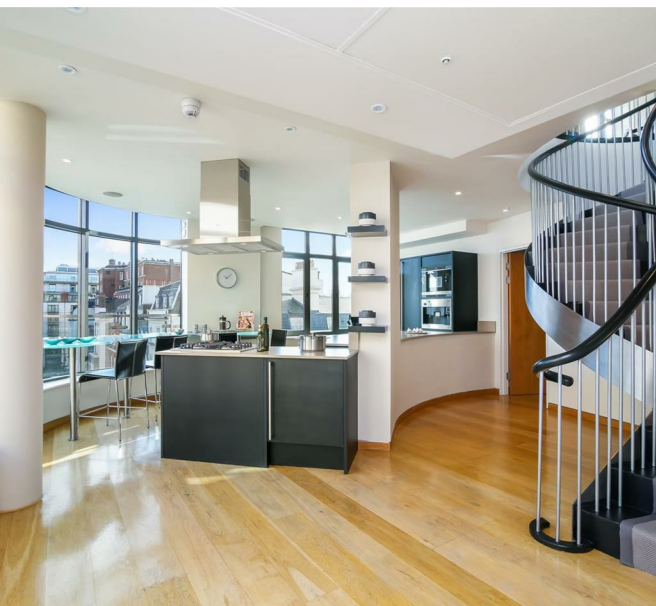




# North Row

Mayfair, W1K 7DU

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Incredible duplex sub-penthouse spanning 2,005 sq ft (186 sq m), featuring 3 double bedrooms, 2 en-suite bathrooms, and a guest washroom. With two expansive terraces offering views of Hyde Park and the Mayfair cityscape, this stunning sub-penthouse on Marble Arch is a superb residence within a short walk of Hyde Park, Selfridges, and Michelin-star restaurants.

Situated on the 5th and 6th floors of a prestigious residential building, it includes underground parking, a 24-hour concierge, and access to the Marriott Hotel's swimming pool, spa, sauna, and gym. The 6th-floor entrance opens to a large reception room, a guest powder room, and one of the two terraces. An elegant staircase descends to the 5th floor, where the spacious kitchen and breakfast bar, alongside the second terrace, are located. The 5th floor also houses three large double bedrooms, each with fully fitted wardrobes.

Additional benefits include air-conditioning throughout and a secure underground parking space.

Tenure - Leasehold

Length of lease - Approximately 130 Years

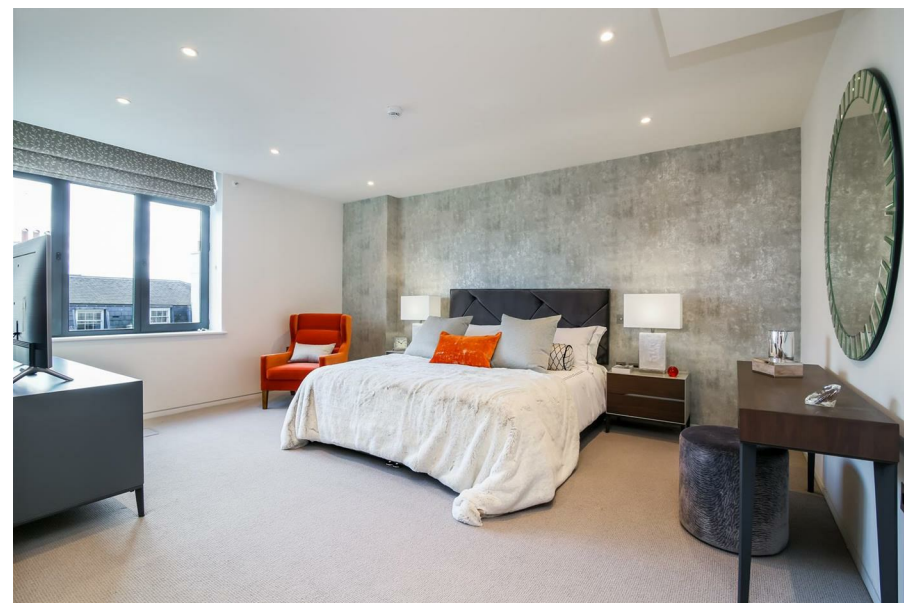
Annual ground rent amount - £500

Ground rent review period - 10 years

Annual service charge amount (£) - Approximately £24,000 Per Annum

Service charge review period - Yearly

Council tax band - H - Westminster

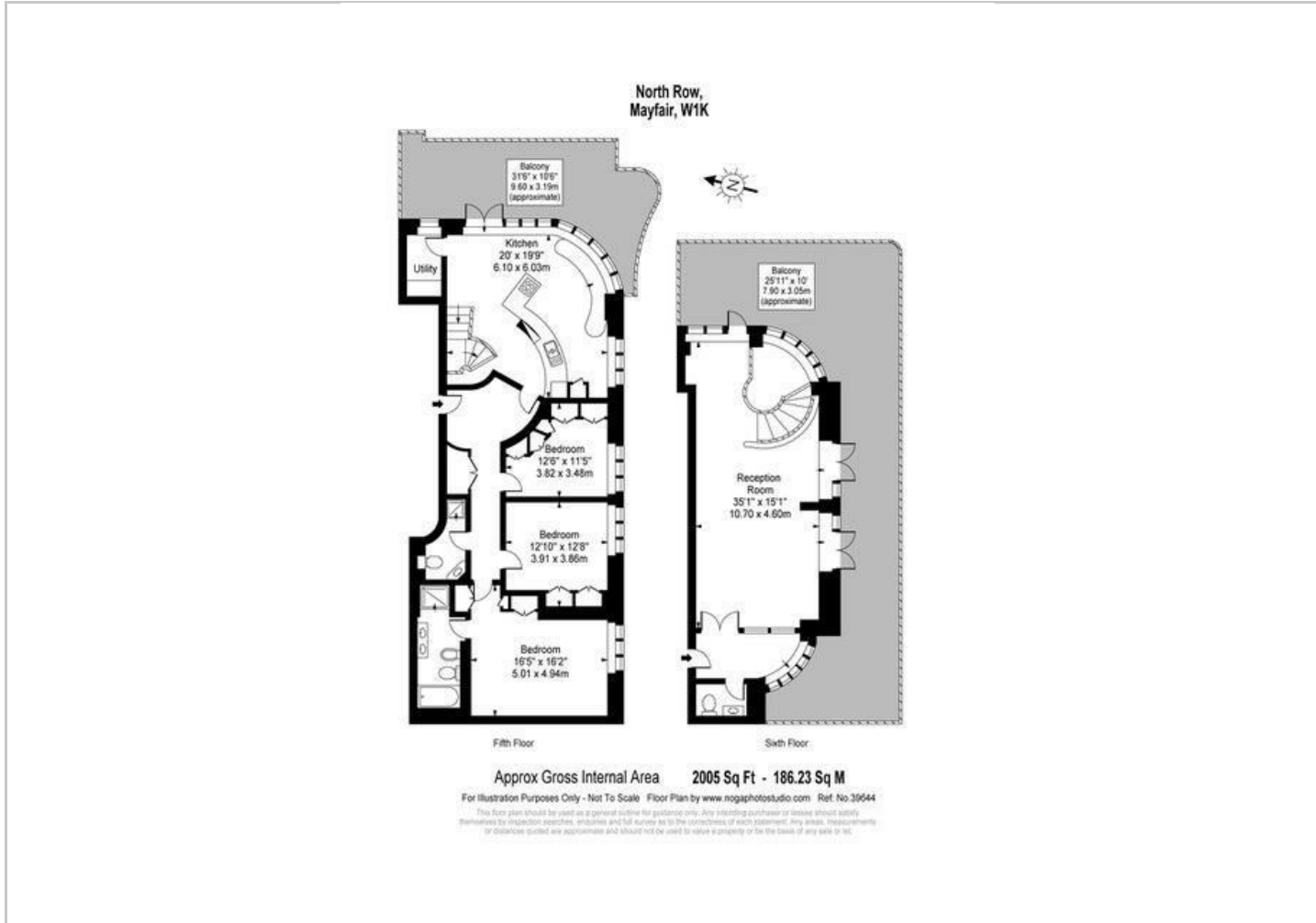








## Floor Plans



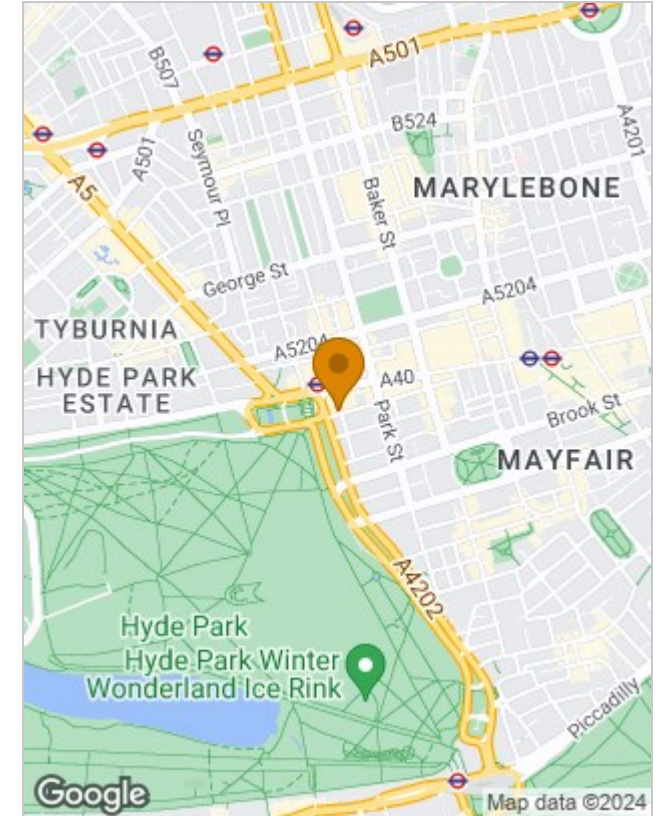
## Viewing

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.

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## Location Map



## Energy Performance Graph

