



# DUKE STREET

## MAYFAIR W1K



AN ELEGANT FIVE BEDROOM APARTMENT IN AN ATTRACTIVE RED BRICK BUILDING LOCATED ON ONE OF MAYFAIR'S PREMIER STREETS.



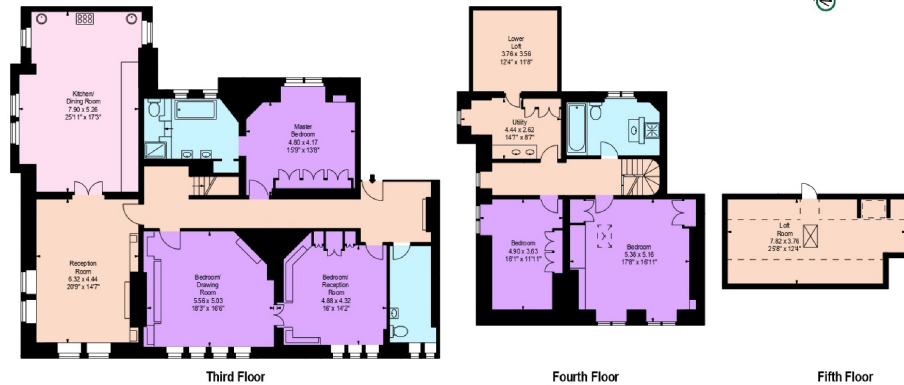


**Flat 3, 79 - 81 Duke Street W1**

Gross internal area (approx):  
322.0 Sq m (3,466 Sq ft)

For identification purposes only. Not to scale

All Calculations include Any RM Areas Under 15m Head Height.  
No Garages, POC, CofO or Planning Permission.  
© BKR Floorplans



Finished to an excellent standard throughout, this south west facing apartment is situated on the third and fourth floor with a further loft room on the fifth floor. The third floor has impressive ceiling heights and wood flooring throughout. There's a dual aspect corner reception room with feature fireplace and large sash windows, this leads through to a spacious 26' open plan kitchen dining room with built in appliances and plenty of storage.

The principal bedroom is quietly located at the rear of the property and has built in wardrobes and a stunning en suite bathroom. There are two further bedrooms on this floor which could also be used as additional reception rooms.

**FEATURES**

- Dual Aspect Reception Room
- Five Bedrooms
- Two Bathrooms
- Open-Plan Kitchen
- Long Lease
- Lift

Price: £8,450,000

We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their working order. Energy Rating: D

There is also a separate WC. Stairs lead up to the fourth floor where there are two further bedrooms both with built in wardrobes, a separate family bathroom and a substantial utility room.

79-81 Duke Street has lift access and views over Brown Hart Gardens. With Grosvenor Square just moments away, Duke Street links the heart of Mayfair with Oxford Street and is ideally located providing direct access to the shops, restaurants and other amenities of Mayfair and the West End. Bond Street tube is the nearest underground station.



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