



A RARE DUPLEX APARTMENT MEASURING 3,394 SQ. FT WITH DIRECT ACCESS TO GREEN STREETS SECRET GARDENS

BOSTOCK HOUSE · PARK STREET · MAYFAIR W1



Situated in an unparalleled position on Mayfair's Park Street, this luxury three bedroom apartment has its own front door, 3.13 metre ceiling heights and air conditioning.

Accessed via two separate entrances, the ground floor comprises two impressive reception rooms, both with large, floor to ceiling bay windows and direct access to the manicured gardens. There is also a separate kitchen/ breakfast room, additional storage, guest WC and a double bedroom with built in wardrobes and en suite shower room.

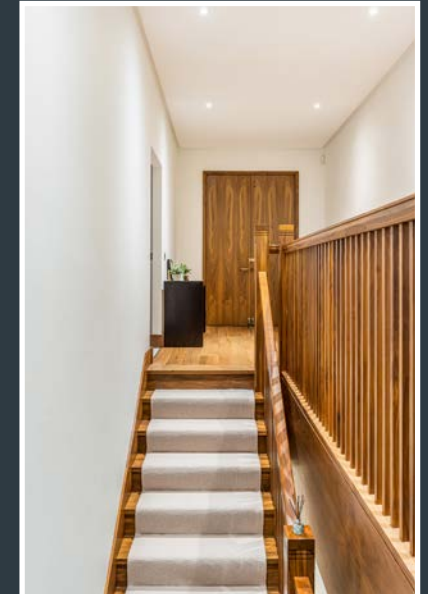
Bostock House, 97-99 Park Street has a communal lift and flat 1 is offered on a long lease expiring 24th March 2134.

The principal bedroom suite is located on the lower ground floor and benefits from a large dressing room and en suite bathroom with walk in shower and separate bath. There is a further double bedroom with dressing room and en suite bathroom and a separate utility room.



ACCOMMODATION AND AMENITIES

- Two reception rooms
- Three bedrooms
- Three bathrooms
- Direct access to Secret Gardens
- Private front door
- Air Conditioning

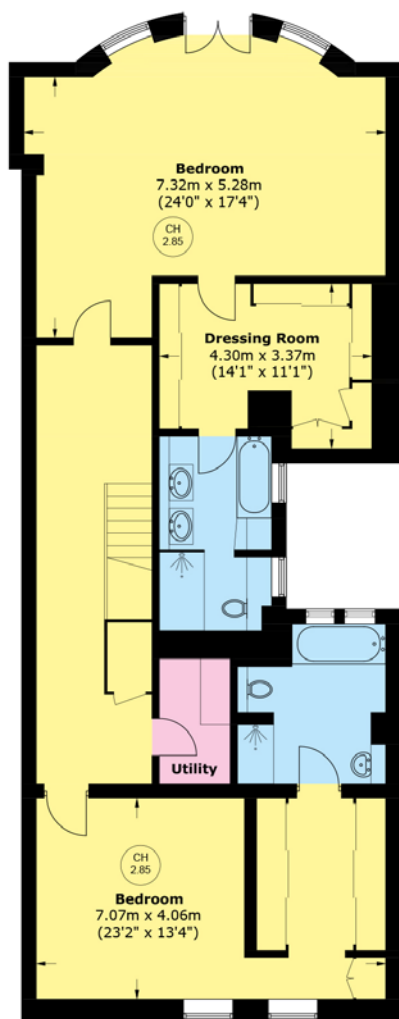


LOCATION

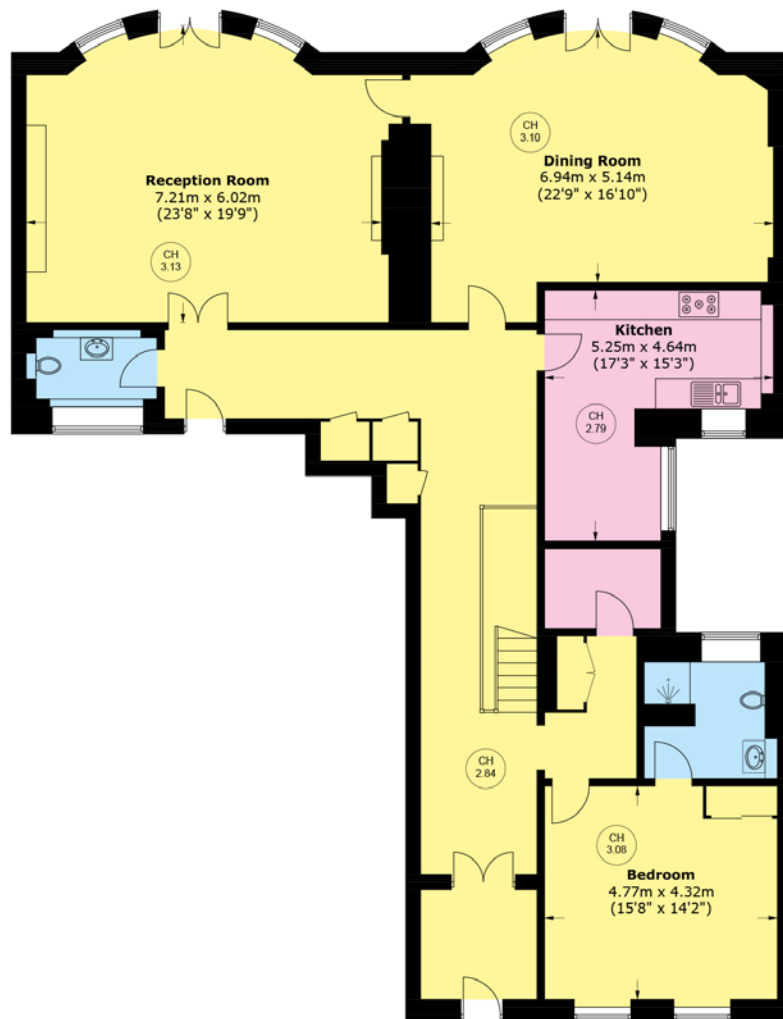
Park Street runs from north Mayfair to South Street and is perfectly situated to enjoy the restaurants and designer boutiques of Mount Street and the open spaces of Grosvenor Square and nearby Hyde Park. Local transport links include Marble Arch tube station and Bond Street tube station.



TOTAL AREA (APPROX.): 315.4 sq. m (3,394.9 sq. ft)



LOWER GROUND FLOOR



GROUND FLOOR



Service Charge £31,449 per annum

Energy Rating C

Price £8,250,000



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