



Park Street, Mayfair W1

The Building

Situated on the corner of Park Street and Woods mews and constructed around 1924 by renowned builders Higgs & Hill, Upper Feilde is considered to be a thoughtful example of the neo-Georgian style as applied to flats. At the time, buildings of their type were a fashionable move away from houses and at the time of construction, 15 'ample flats were created, each fully decorated'.



A well laid out lateral apartment of 2,749 square feet on the favoured Northern side of the building on the third floor, with views over both Park Street as well as the hidden Green Street Gardens.



With a well-considered, 'original' layout, the apartment offers a grand entrance hall, 4 bedrooms, 3 bathrooms an 'eat-in' kitchen and a double reception room almost 40 ft in length.



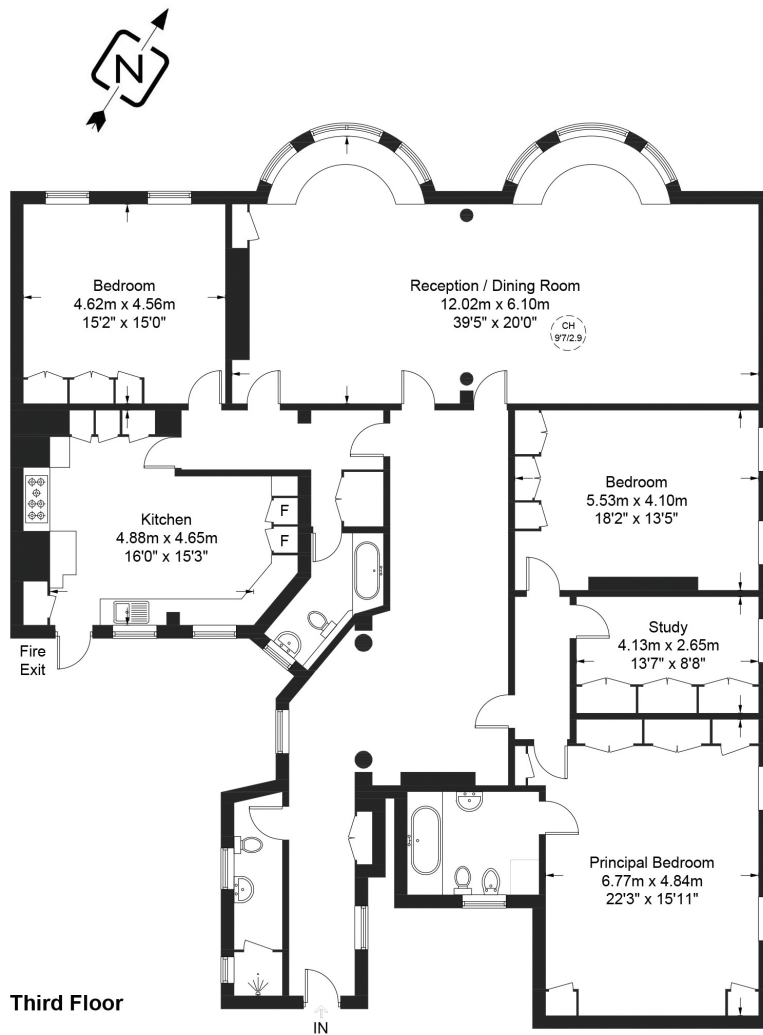


Whilst it undoubtedly presents well, the apartment could certainly benefit from a programme of modernisation and alteration subject to the necessary consents.



Park Street, Mayfair W1

Approximate Gross Internal Area
255.4 sq m (2,749 sq ft)



ACCOMMODATION

- Grand Entrance Hall
- Master Bedroom with en-suite bathroom
- 2 further bedrooms
- Study/bedroom 4
- 2 further shower rooms
- Eat-in kitchen
- Double Drawing room
- Dual Aspect
- 24 hour porter
- Large Passenger lift
- Separate staff room (held on a separate licence)

Park Street is a well-regarded address, conveniently located to benefit from the impressive selection of world renowned restaurants, bars and hotels, as well as diverse retail offerings in the immediate vicinity.

Floorplans:

Not to scale, for guidance only and must not be relied upon as a statement of fact.

All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).

Asking Price: £7,750,000
Lease Length: Approx. 91 years remaining
Service Charge: Approx. £18,500 p/a



+44 (0)20 7409 5087

+44 (0)20 7499 7722

IMPORTANT NOTICE: Clifton Property Partners, their clients and any joint agents give notice that: 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Clifton Property Partners have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 3: This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.