



North Row
London, W1K





A well-presented two bedroom duplex two bathroom apartment situated on the fifth & sixth floors of a highly sought after residential development.

This stunning apartment provides a fabulous residence within a moments' walk of Hyde Park, which offers 24 hour concierge, underground parking and access to the Marriott Hotels swimming pool, spa / sauna & gym.

The reception room has far reaching views over the Mayfair and West End sky line, further comprising two double bedrooms both with en-suite bathrooms and a further guest washroom for added convenience.

Upon entrance to the apartment, the lobby opens onto a large reception room, separate fully integrated modern kitchen. 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.

- 2 Double Bedrooms w/ En-Suite
- Fully Integrated Kitchen
- 2 bathrooms and separate w/c
- 24Hour Concierge
- Underground Parking
- Overlooking The Skyline of Mayfair

Asking Price £2,750,000

Energy Efficiency Rating		
Energy efficient - lower running costs	Current	Potential
90-100 A		
81-90 B		
69-80 C	69	70
55-68 D		
49-54 E		
45-48 F		
35-44 G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

Tenure: Leasehold 126 years 8 months
Service Charge: £23,000 p.a.
Ground Rent: £2,150 p.a.
Local Authority: City Of Westminster
Council Tax Band: H

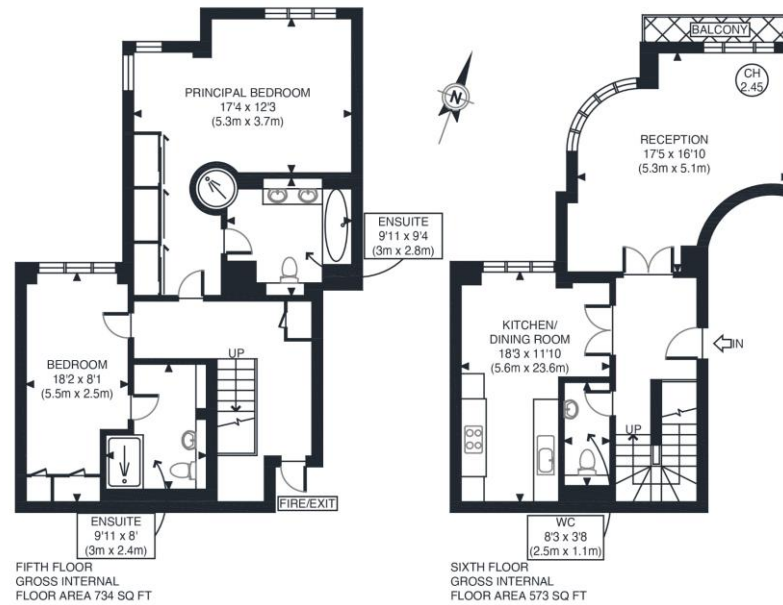
Chestertons Mayfair Sales

47 South Audley Street
 London
 W1K 2QA

mayfair@chestertons.co.uk

020 7629 4513

chestertons.co.uk



APPROX. GROSS INTERNAL FLOOR AREA 1307 SQ FT / 121 SQM	Park Lane Place
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only.	Date: 01/12/23
While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	photoplan

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