



North Row  
London, W1K

CHESTERTONS









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 £2,600,000

Energy Efficiency Rating		Current	Potential
90-100	A		
81-89	B		
69-80	C	69	70
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Not energy efficient - higher running costs

England, Scotland & Wales EU Directive 2002/91/EC

**Tenure:** Leasehold 126 years 5 months  
**Service Charge:** £23,000  
**Ground Rent:** £2,150  
**Local Authority:** City Of Westminster  
**Council Tax Band:** H

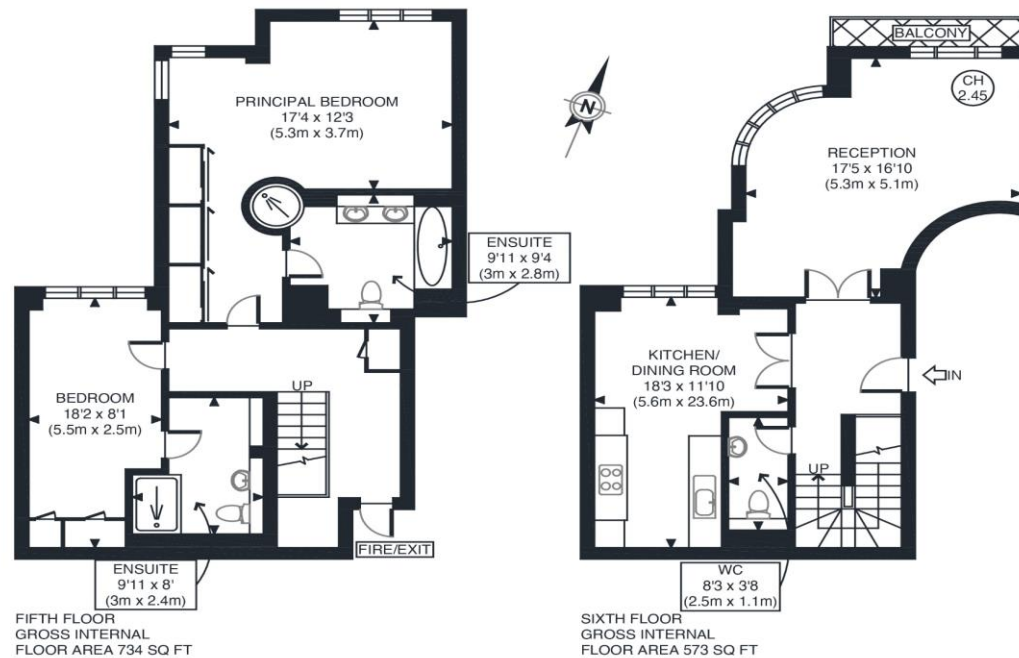
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APPROX. GROSS INTERNAL FLOOR AREA 1307 SQ FT / 121 SQM	Park Lane Place
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors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

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