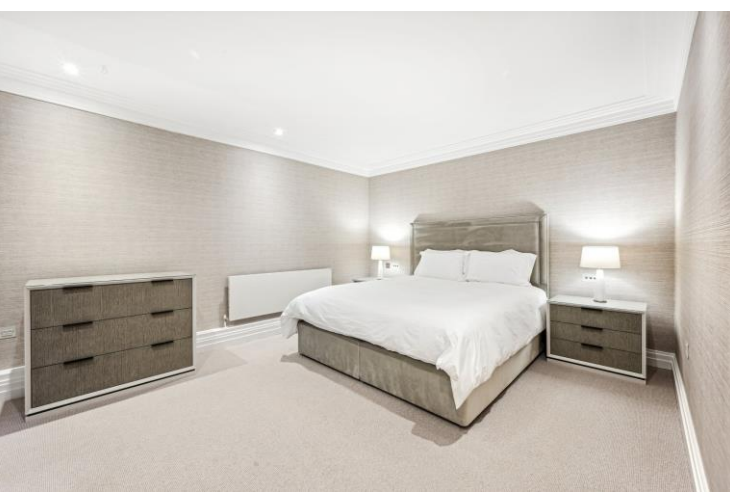




Dunraven Street
Mayfair, W1K





A rare opportunity to acquire a beautifully presented three-bedroom duplex apartment perfectly positioned in the heart of Mayfair, boasting the exceptional benefit of direct access to the Secret Gardens of Green Street. This unique feature offers residents a private oasis of greenery and tranquillity, right on their doorstep, while still being moments away from the vibrancy of central London.

The accommodation is arranged over two floors and comprises a spacious and light-filled reception room, ideal for both relaxing and entertaining. A sleek, fully fitted modern kitchen provides excellent storage and worktop space, with direct access to the communal gardens perfect for al fresco dining or enjoying peaceful outdoor moments.

The principal bedroom is generously proportioned and benefits from a stylish en-suite bathroom. Two further double bedrooms offer flexible living arrangements, whether for family, guests, or home working, and are complemented by two additional well-appointed bathrooms.

Finished to a high standard throughout, this elegant apartment combines classic Mayfair charm with contemporary living. Situated within proximity to Grosvenor Square, Hyde Park, and the luxury boutiques, fine dining, and cultural attractions of Mayfair, this home is ideally located for those seeking the best of London living.

- Three bedrooms
- Three bathrooms
- Balcony
- Patio
- Direct access to communal gardens
- Close to transport links Marble Arch (0.1 miles), Bond Street (0.3 miles)

Asking Price £3,750,000

Energy Efficiency Rating		
Energy efficiency class	Current	Potential
92-100 A		
81-91 B		
69-80 C		76
55-68 D	62	
49-54 E		
45-48 F		
35-39 G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

Tenure: Leasehold 123 Years 3 Months Expires (09/11/2148)

Service Charge: £9,200 P.A.

Ground Rent: £0

Local Authority: City of Westminster

Council Tax Band: H

Chestertons Mayfair Sales

47 South Audley Street

London

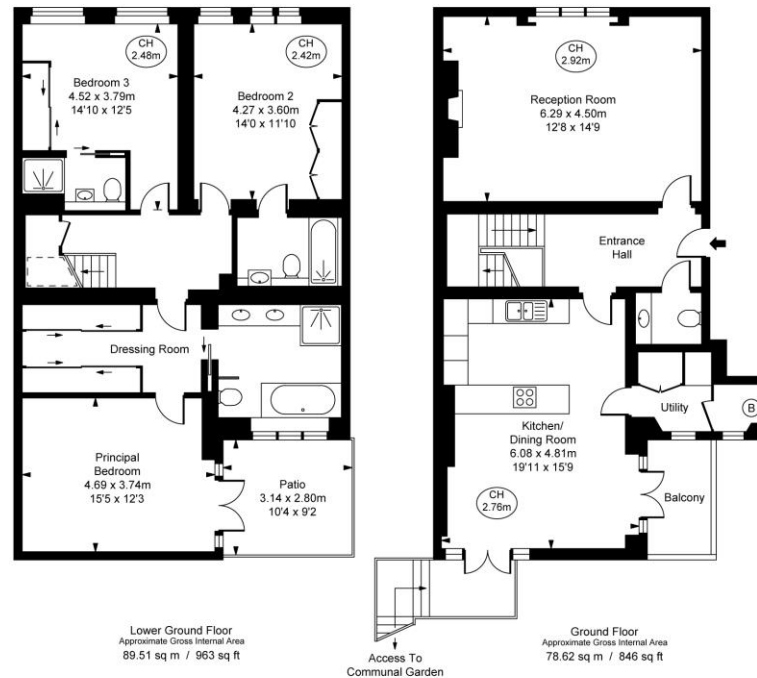
W1K 2QA

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Dunraven Street, W1K
 Approximate Gross Internal Area
168.13 sq m / 1,810 sq ft
 (Including restricted height
 under 1.5m □ □ □ □ □)
 (CH = Ceiling Heights)



The plan is not to scale. It is for guidance and not for valuation purposes.
 All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.
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