



**{ DUNRAVEN STREET MAYFAIR W1K**  
*£2,800 PER WEEK AVAILABLE 20/08/2024*

**Hamptons**


THE HOME EXPERTS



# { THE PARTICULARS

Dunraven Street Mayfair W1K

**£2,800 Per Week  
Furnished**

 **3 Bedrooms**  
 **4 Bathrooms**  
 **1 Reception**

## Features

- Three Double Bedrooms, - Three En-Suite Bathrooms, - Wood Floors, - Contemporary Design, - Direct Communal Gardens Access, - Patio & Balcony, - Ground & Lower Ground Floor, - Furnished, - Council Tax Band H

## Council Tax

Council Tax Band H

## Hamptons

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# { A SPECTACULAR THREE DOUBLE BEDROOM APARTMENT IN MAYFAIR

## The Property

A spectacular three double bedroom apartment arranged on the Ground & Lower Ground Floor of this red brick period building in the heart of Mayfair with direct access to the communal gardens offering 1778 squared feet of modern living space. To the ground floor is a delightful reception room with feature fireplace, wood floor and contemporary furniture. The kitchen provides a wealth of appliances to include a Smeg pizza oven and offers a comfortable dining area, private balcony and access to the communal gardens. The ground floor further benefits a guest cloakroom and large utility cupboard with Miele washer and separate dryer. To the lower ground floor are the three stunning bedroom suites all dressed beautifully. The Principal bedroom has a fantastic walk in wardrobe and large en-suite bathroom with both walk in shower and bath, the room further benefits a private patio area. Two further double bedroom suites both with ample storage and en-suite facilities. Available from the 20th August furnished.

## Location

Located on this delightful residential street, Dunraven Street runs parallel to Park Lane accessed from Green Street and is within 0.2 miles of the transport links at Marble Arch with the limitless shopping outlets of Oxford Street along with Hyde Park being within easy reach.



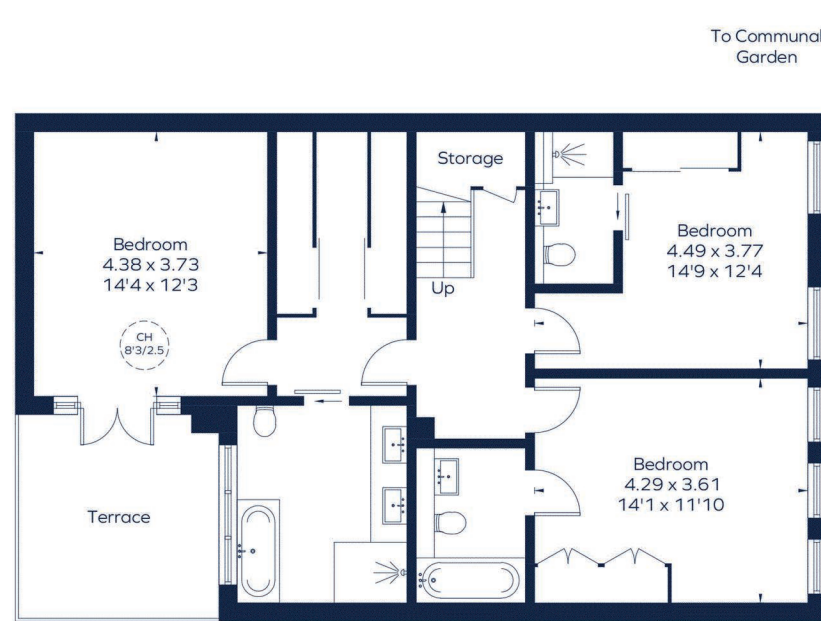
# DUNRAVEN STREET

Approximate Gross Internal Area

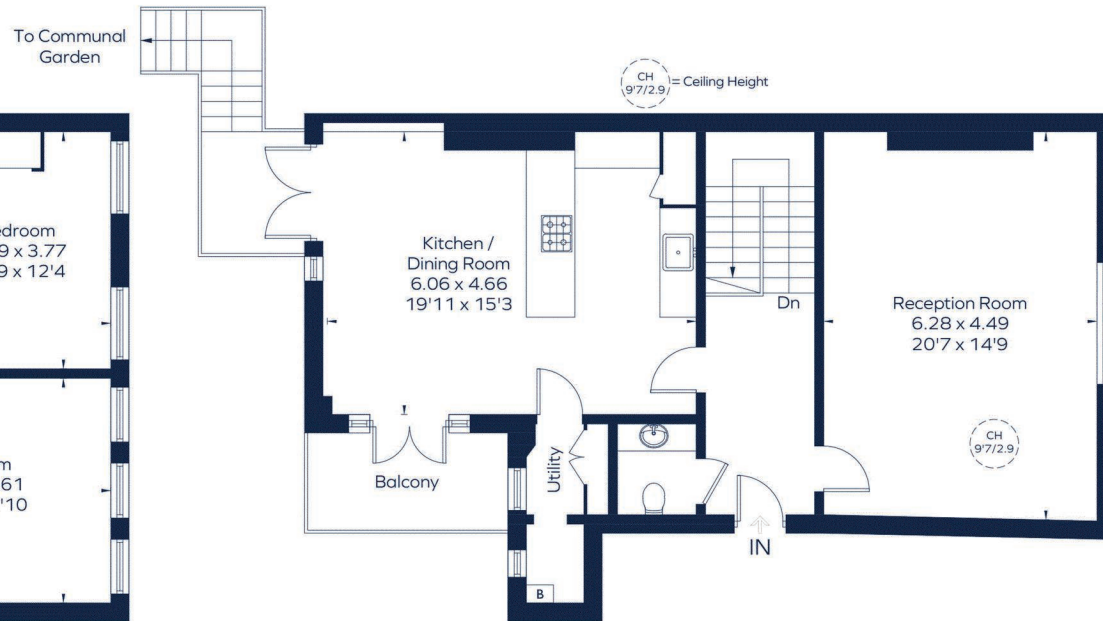
Lower Ground floor = 942 sq. ft. (87.5 sq. m.)

Ground floor = 830 sq. ft. (77.1 sq. m.)

Total = 1772 sq. ft. (164.6 sq. m.)



Lower Ground Floor



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. ID 1055913

## For Clarification

We wish to inform prospective tenants that we have prepared these particulars as a general guide and they have been confirmed as accurate by the landlord. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and measurement figures rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for

carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the landlord unless specifically itemised with these particulars. Please enquire in office or on our website for details on holding deposit and tenancy deposit figures.

Energy Efficiency Rating		Current	Potential
		77	80
<small>For energy efficient appliances visit <a href="http://www.efficiencylab.com">www.efficiencylab.com</a></small>			
<small>EU Directive 2002/91/EC</small>			
<small>England &amp; Wales</small>			



