



Duke Street, Mayfair, London **W1K**



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Duke Street runs north from Grosvenor Square to Oxford Street and is well located for the shops, restaurants and other amenities of Mayfair and the West End. There is an abundance of designer retailers along nearby Old Bond Street and on Mount Street, as well as exclusive private members clubs such as Annabel's.

Hyde Park and Green Park offer tranquil green space close by if one wishes to escape the hustle and bustle of the district. Bond Street (Jubilee and Central lines) and Marble Arch (Central line) underground stations are both within walking distance of the property.



Guide price: £8,450,000

Tenure: Leasehold: approximately 116 years remaining

Service charge: £24,800 per annum, reviewed annually

Ground rent: Peppercorn

Local authority: City of Westminster

Council tax band: H



Arranged over three floors, this luxurious and bright apartment of 3,466 sqft provides an abundance of entertaining space and overlooks the charming Brown Hart Gardens. It benefits from lift access and impressive ceiling heights throughout.

The accommodation comprises two spacious south west facing double bedrooms, both of which can equally serve as reception rooms if required, plus a separate dining room and a dramatic 26 ft kitchen featuring beautiful wooden flooring, integrated appliances and carefully concealed storage.

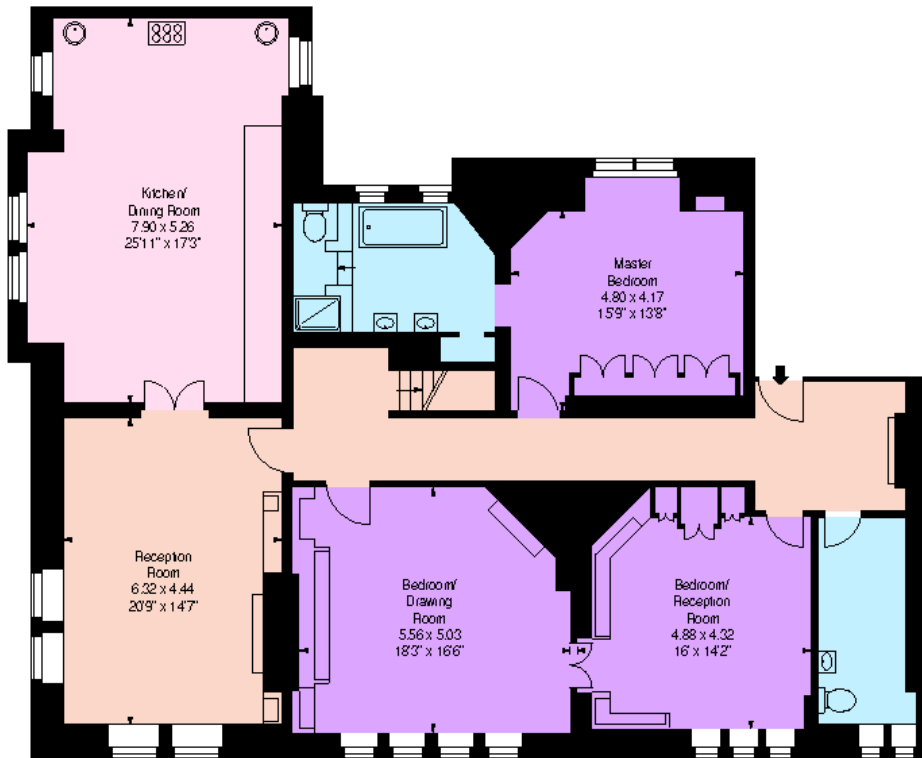
The apartment further comprises a well-proportioned principal bedroom suite, two additional bedrooms, a bathroom, a guest WC and a separate loft room on the fifth floor.



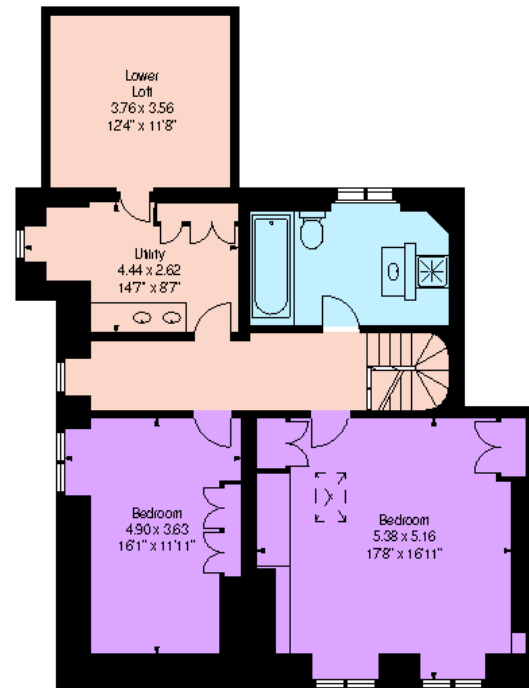


Approximate Gross Internal Floor Area
322 sq m / 3,466 sq ft

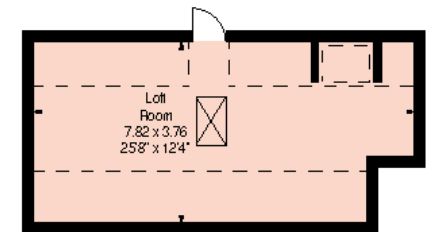
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Third Floor



Fourth Floor



Fifth Floor

Knight Frank
Mayfair
120a Mount Street
London W1K 3NN

Alastair Nicholson
+44 20 7647 6612
alastair.nicholson@knightfrank.com

knightfrank.co.uk

Your partners in property



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated July 2022. Photographs and videos dated 2021.

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