



DOVER STREET

Mayfair W1S



# LOCATED WITHIN THE HEART OF PRESTIGIOUS MAYFAIR

This expansive three bedroom flat is situated on the first floor of an impressive period building.



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Local Authority: City of Westminster

Council Tax band: H

Tenure: Leasehold, approximately 968 years remaining

Ground rent: £250 per annum, reviewed annually, next review due 2026

Service charge: £13,018 per annum, reviewed every year, next review due 2025

**Guide Price: £2,000,000**





Spanning a total of 1,140 square feet, this lateral apartment boasts a grand reception room, ideal for entertaining and showcasing a commanding bay window with views overlooking Dover Street. A large kitchen is situated off the main hallway, offering ample space to cater for family and friends.

There are three generously proportioned double bedrooms, with the principal bedroom benefitting from a spacious en suite bathroom, while the two guest bedrooms share access to the second bathroom. There is also the benefit of a guest WC adjacent to the main entrance of the flat.

The building benefits from the invaluable presence of a dedicated porter, ensuring seamless assistance and security throughout the day, as well as lift access. Dover Street is noted for its Georgian architecture and number of exclusive restaurants, bars and art galleries which have transformed it into one of Mayfair's most exciting and desirable streets.















Approximate Gross Internal Area = 106 sq m / 1,141 sq ft

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. (ID767266)

We would be delighted  
to tell you more.

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