

Upper Feilde, Park Street W1K

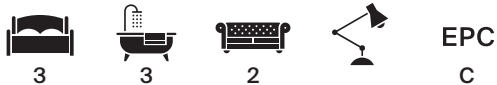


Upper Feilde

Park Street WIK

Park Street is located in the heart of Mayfair, close to the wonderful open green spaces of Hyde Park and Green Park. The property is perfectly situated for the upmarket restaurants and designer boutiques of Mount Street, and is within close proximity of prestigious Grosvenor Square and Berkeley Square, which plays host to exclusive private members clubs such as Annabel's.

There is an abundance of designer retailers along Old Bond Street, and Oxford Street and Regent Street are also nearby, offering a vast array of shopping, restaurant and, bar facilities. Park Street's transport links are excellent, with Bond Street station only 0.3 miles away.



Guide price: £8,950,000

Tenure: Leasehold: approximately 104 years remaining

Service charge: £22,267 per annum, reviewed every year, next review due 2025. Additional demands are made for exceptional projects.

Ground rent: £100 per annum, reviewed every year, next review due 2025

Local authority: City of Westminster

Council tax band: H









This first floor apartment has been meticulously designed and finished to a high specification throughout. Upon entry, the hallway leads directly into a double reception / dining room, lit with natural light pouring in from two large bay windows with views overlooking Woods Mews. Adjacent is the kitchen which leads into a smart TV room. The principal suite features three large sash windows, allowing in an abundance of light, two dressing rooms, and a spacious en suite bathroom with a walk in shower. The secondary bedroom suite features an en suite bathroom and built in wardrobes. A further third bedroom could be created from the study, with access to the third shower room and guest WC. The apartment features high ceilings, triple glazing, Lutron lighting, Creston, and air conditioning throughout. There is a resident porter in the building.





Park Street, W1K

Approximate Floor Area = 259.5 sq m / 2793 sq ft
Including Limited Use Area (7.0 sq m / 75 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.

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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 January 2025. Photographs and videos dated January 2025.

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