



BROOK HOUSE

Park Lane W1K



A LARGE LATERAL FLAT WITH VIEWS OVER HYDE PARK

A rare opportunity to purchase one of the five bedroom corner flats in Brook House. The property has a large principle and second bedroom followed by three double bedrooms, all with en-suite bathrooms.



5



5



2

EPC

B



Local Authority: City of Westminster

Council Tax band: H

Tenure: Leasehold: approximately 75 years remaining

Ground rent: Peppercorn

Service charge: £52,320 per annum, reviewed annually, next review date 2026

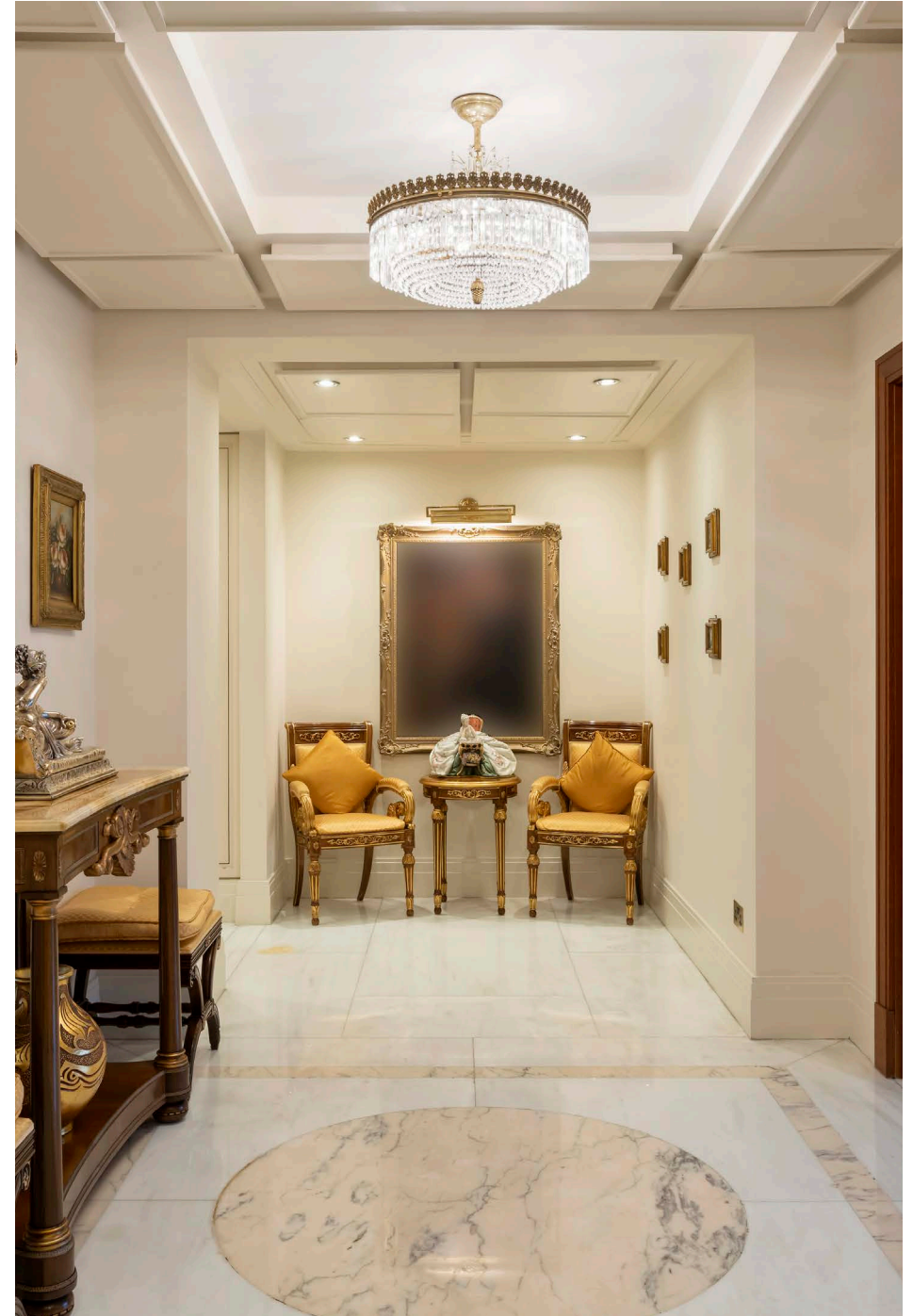
Offers in excess of £13,000,000

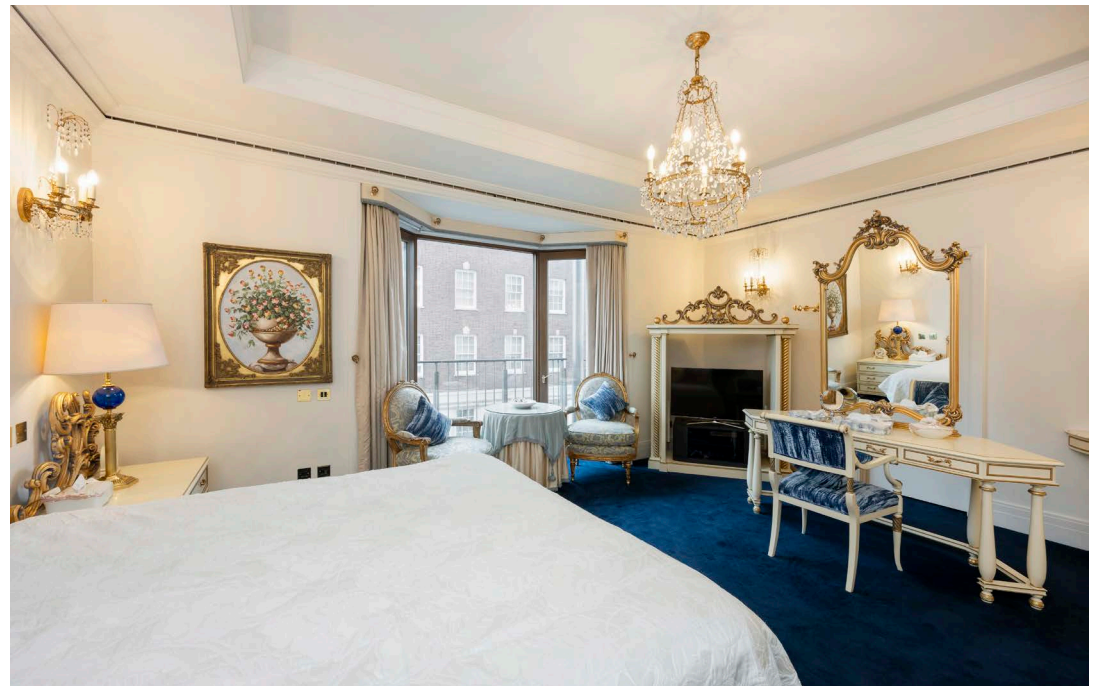


ENVIABLY LOCATED ON THE PRESTIGIOUS PARK LANE

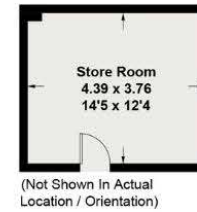
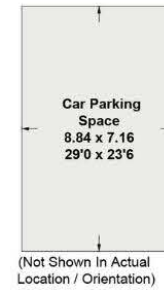
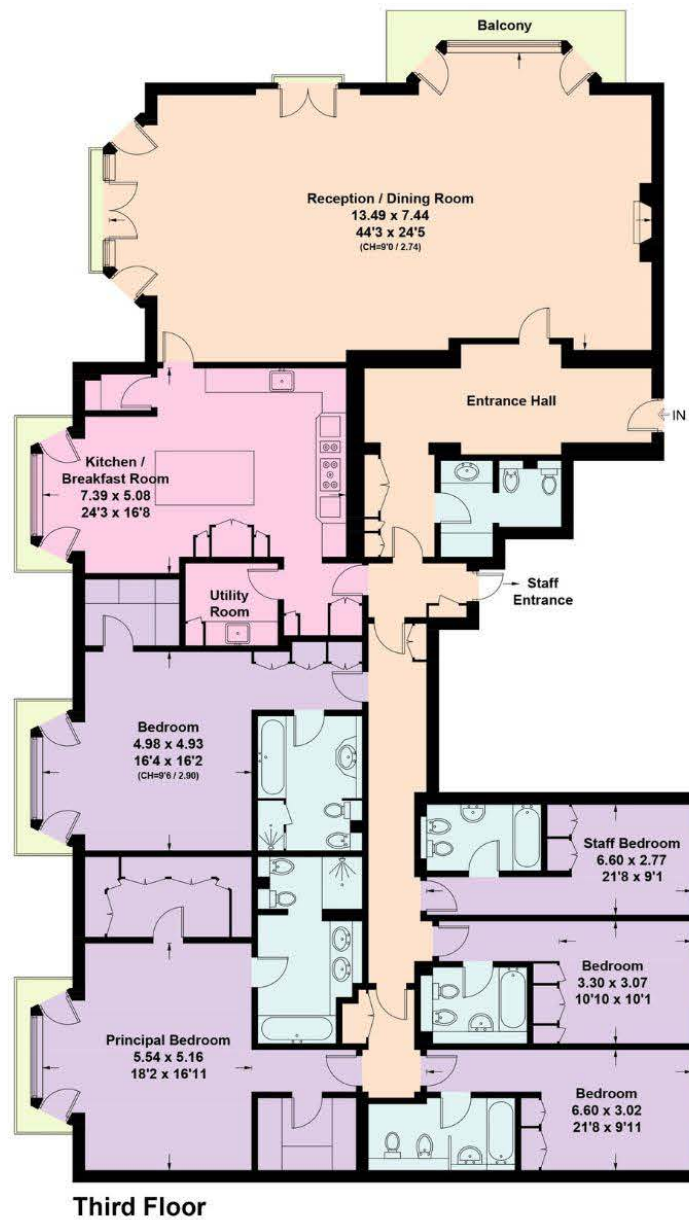
There is a separate kitchen with breakfast area and a beautiful main reception room with park facing views to the West. The flat has the added benefit of a separate WC, utility room, separate storage cupboard in the basement as well as three parking spaces allocated to the flat.

The building has the benefit of a 24-hour porter, lift and is surrounded by an abundance of world class restaurants, bars and designer retail. The famous Dorchester Hotel is located along Park Lane with Mount Street and Grosvenor Square close by. Marble Arch is the nearest underground station (approximately 0.2 miles away).









(Including Store Room, Excluding Car Parking Space)
Approximate Gross Internal Area = 368.1 sq m / 3962 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.

Jonathan Fieldman

+44 20 7647 6615

jonathan.fieldman@knightfrank.com

Knight Frank Mayfair

London

W1J 6BD

knightfrank.co.uk

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