



DUKE STREET, LONDON, MAYFAIR LONDON, W1

£5,800 Per Week

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**NAPIER WATT**

PROPERTY CONSULTANTS

## Description

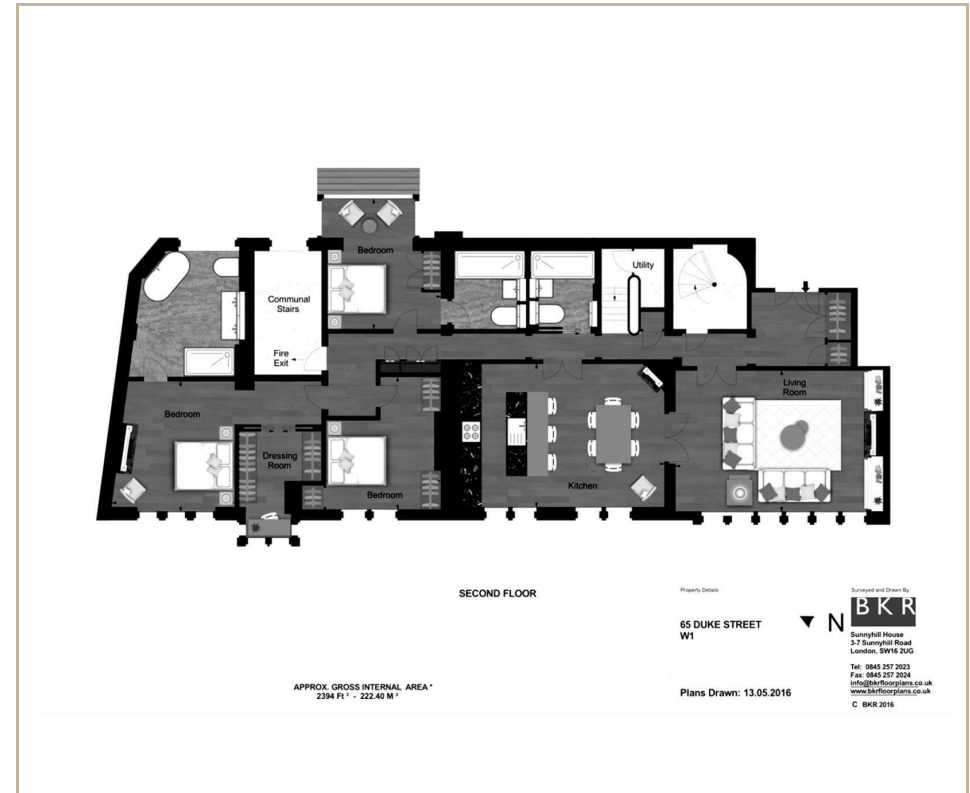
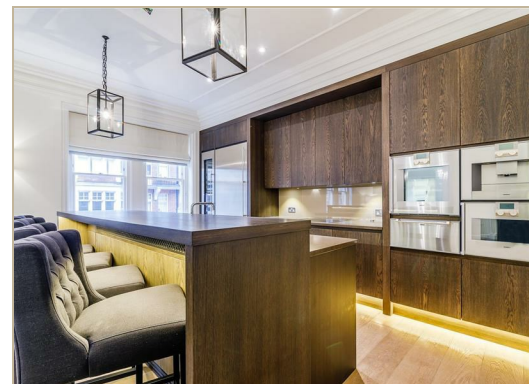
A superb three-bedroom, north west facing apartment which has been refurbished to the highest specification whilst maintaining its traditional features such as high ceilings throughout, bay windows, cornicing & fireplaces.

The apartment is set over 2400 sq. ft. and comprises a grand reception room which is generously proportioned offering elegant living and entertaining space, a spacious well-equipped kitchen/dining room with a breakfast bar, three bedrooms with en suite bathrooms with the second bedroom leading onto private balcony, master bedroom with a dressing room and en suite bathroom, utility room with ample storage and a guest cloakroom.

Further benefits include on-site concierge, comfort cooling, lift service, a storage cupboard with each apartment located on the lower ground floor and an emergency out of hour's service.

Mayfair allows easy access to the rest of London. Nearby underground stations include Bond Street (Central and Jubilee lines), Marble Arch (Central Line), Green Park (Jubilee, Piccadilly and Victoria lines) and several regular and varied bus services further improve accessibility.

Westminster Council Tax Band H. EPC Rating C.



## TERMS

Fees & Charges: Tenancies exceeding £100,000 Per annum £480 inc VAT, Tenancies where a company is a tenant £480 Inc VAT.

**For Clarification** we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and 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. Formal notice is given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed to be removable by the vendor unless specifically itemised within these sales particulars.

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