



87 Duke Street,  
, W1K

Asking Price £1,195,000, Leasehold

NAPIER WATT

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35 Berkeley Square, Mayfair, London, W1J 5BF





## Description

Situated on the first floor of this Victorian conversion conveniently located off Grosvenor Square and a short walk to the amenities of Oxford Street and transport links, the apartment has been finished in a modern style with wood flooring throughout and has ample storage. Mayfair is London's most fashionable destination. Nearest Tube: Bond Street/Marble Arch.

EPC Rating D.

## Key Features

- HEART OF MAYFAIR
- 200M OXFORD STREET
- FIRST FLOOR

## Terms

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



First Floor

Duke Street, W1K

Total Gross Area: 599 ft<sup>2</sup> ... 55.6 m<sup>2</sup>

All measurements are approximate and for identification guideline purposes only, not to scale.  
Compliant with the RICS code of measuring practice

IMPORTANT: We would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.