



Fountain House Park Street, Mayfair, W1K

O.I.R.O £5,000,000, Leasehold

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35 Berkeley Square, Mayfair, London, W1J 5BF



Description

A rarely available unmodernised family flat situated on the second floor of this popular mansion block in the heart of Mayfair. The flat's main reception and bedrooms all have views facing west overlooking Hyde Park.

- Large Entrance Hall • Sitting Room • Dining Room • Kitchen • Sitting Room / Study • Main Bedroom with en suite Bathroom • 2 Further Bedrooms and Bathrooms • Maids Bedroom and Shower Room • Lift and porter

Key Features

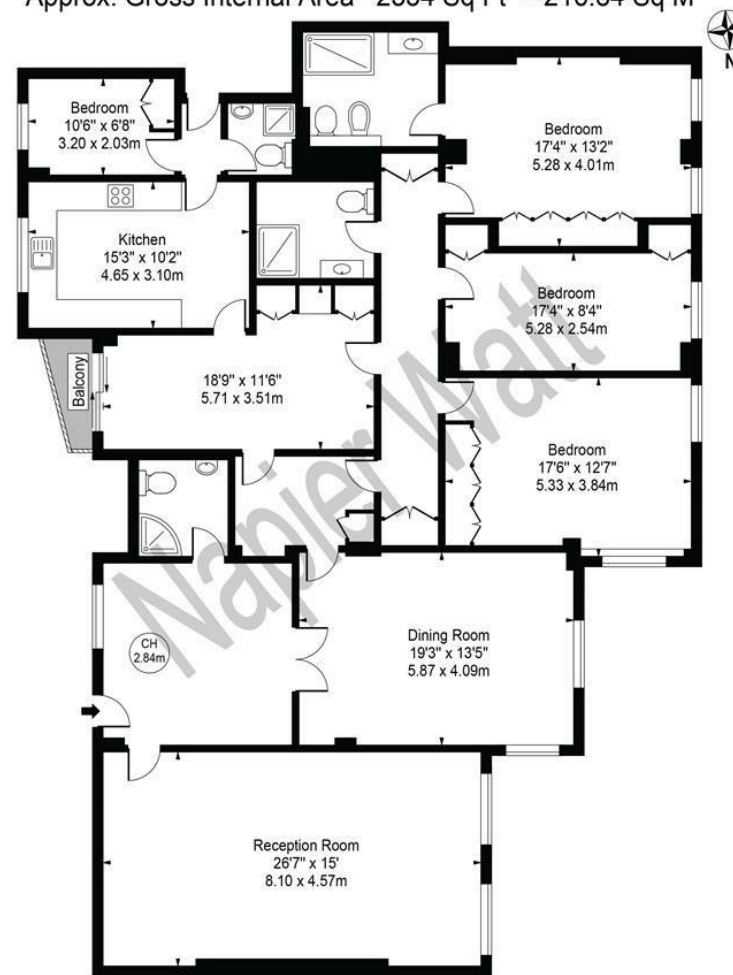
- 24 HOUR PORTER
- PRIME MAYFAIR LOCATION
- PARK LANE VIEWS
- AMAZING REFURBISHMENT OPPORTUNITY

Terms

Lease: 208 years
 Ground Rent : £500 pa
 Service Charge : £32,000pa

Fountain House

Approx. Gross Internal Area 2334 Sq Ft - 216.84 Sq M



Second Floor
 For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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.