Knight Frank



PARK LANE PLACE

MAYFAIR W1K



A DISTINCTIVE THREE-LEVEL APARTMENT WITH OUTSIDE SPACE

A two bedroom triplex at Park Lane Place, with underground parking, balconies on all three levels and far-reaching London views.



Local Authority: City of Westminster

Council Tax band: H

Leasehold: approximately 124 years remaining

Ground rent: £ TBC

Service charge: approximately £29,367 per annum, reviewed annually, with the next review due in 2027

Guide Price: £2,500,000



INDOOR-OUTDOOR LIVING ON EVERY LEVEL

Arranged over the fifth, sixth and seventh floors of Park Lane Place on North Row, this two bedroom apartment combines a distinctive three-level layout with generous outside space. Extending to approximately 1,470 sq ft (136.6 sq m), the accommodation includes two en suite bedrooms, a kitchen and dining room, and a separate upper-floor reception room, with access to a balcony from each level. The property also benefits from underground parking, included within the service charge. The apartment is entered on the sixth floor, where a curved stairwell introduces the kitchen and dining room. Windows follow the rounded profile of the building, bringing natural light into a space designed for both cooking and entertaining. A central island incorporates the hob, complemented by streamlined cabinetry, integrated ovens and an illuminated breakfast cupboard. The dining area sits beside the windows, with doors opening on to a balcony that extends around two sides of the accommodation.




Miele
Miele



YOUR PRIVATE ESCAPE ABOVE LONDON

The bedroom accommodation occupies the fifth floor. The principal bedroom incorporates fitted wardrobes, space for a seating area and direct balcony access. The adjoining en suite bathroom features twin basins, a freestanding bath and a separate shower. The second double bedroom also has fitted storage and an en suite shower room.

The separation of sleeping, dining and reception spaces gives each floor a distinct purpose, while the balconies create a strong connection between the interiors and the surrounding cityscape.

We have been informed of some fire safety matters that applicants should be aware of when considering this property. Further information will be provided.

Please note, we have not yet received confirmation from the client regarding certain information for this property. You should ensure you make your own enquiries regarding material information about this property.



ROOFTOPS, VIEWS AND ROOM TO ENTERTAIN

Upstairs, the seventh-floor reception room provides a separate space for relaxing and entertaining. The curved window arrangement echoes the floor below, while double doors connect the room to a further balcony. A guest WC serves this level. The supplied photographs show elevated views across London rooftops and towards the London Eye.

Park Lane Place is on North Row, London W1K 7DU. The apartment's upper-floor position offers an elevated perspective across the surrounding rooftops, with the photographs showing both the London skyline and a broad outlook over mature trees.

The property also benefits from underground parking, included within the service charge.

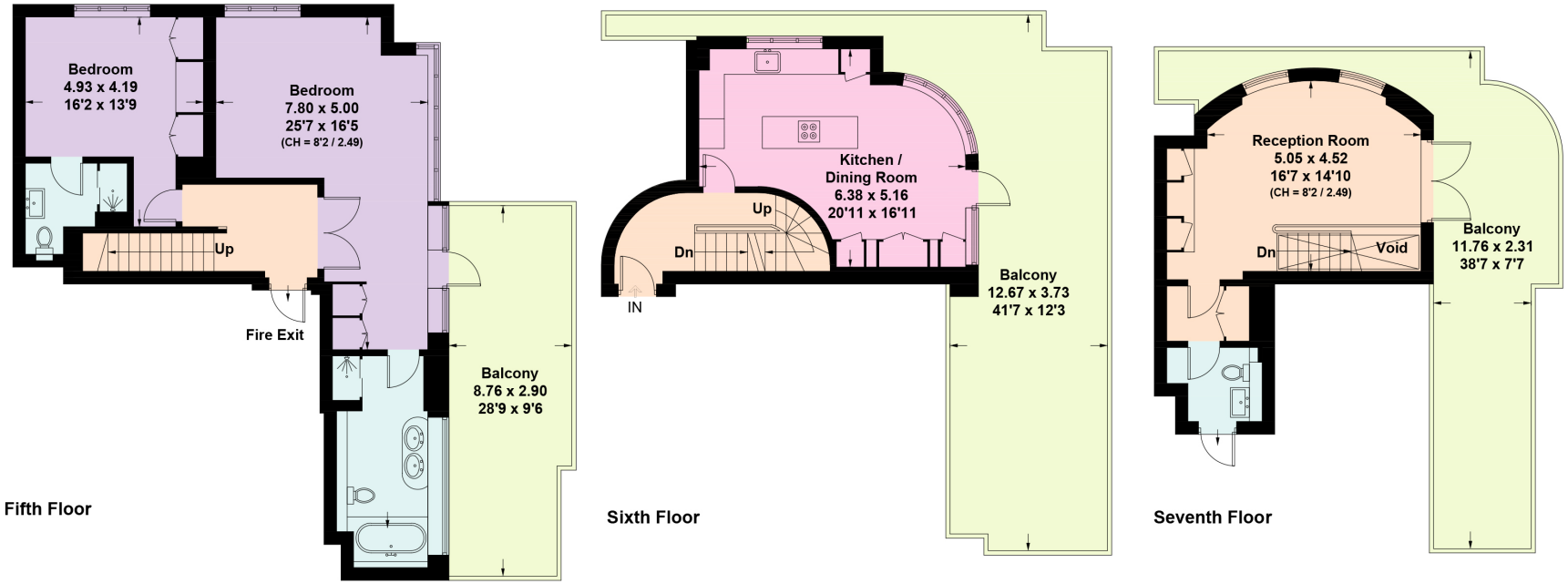






Park Lane Place, W1K

Approximate Floor Area = 136.6 sq m / 1470 sq ft
Including Limited Use Area (2.1 sq m / 23 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. (ID1343733)

Approximate Gross Internal Area = 136.6 sq m / 1470 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.

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Your partners in property

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