



Let **UK** Home

2 Bedrooms

Flat

Located in London

£10,400 Per Month



info@letukhome.co.uk

<https://www.letukhome.co.uk/>

01795 358 886



65 Duke Street, Mayfair London

W1K 5NX



Let UK Home are excited to offer an exceptional two- bedroom, north west facing, lateral apartment set within a Victorian red brick, Grade II listed, Queen Anne style period building.

The apartment is located on the first floor and is set over 1004 sq ft and boasts sublime finishes and natural light.

The apartment features a grand reception room which is generously proportioned offering elegant living and entertaining space. The spacious Bulthaup kitchen which is fully equipped with Gaggenau appliances & a dining room which features spectacular corning with rich dark tones have been used in this stylish dining area to create a prestigious atmosphere, perfectly designed for relaxed gatherings with friends or family alike, or equally appointed for more formal entertaining.

The apartment further comprises a guest shower room, two bedrooms (one with an ensuite) with sliding doors patio doors onto the private terrace, master suite with a dressing room and ensuite bathroom presenting impeccable bespoke marble with a freestanding bath and walk-in shower, a private 16 meter decked terrace.

The luxurious apartment has been refurbished and interior designed to the highest specification whilst maintaining its traditional Grade II features such as high ceilings throughout, bay windows, corning & fireplaces.

Further benefits include on-site concierge and night time security, air conditioning, under floor heating, lift service, a storage cupboard with each apartment located on

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- 1st Floor
- Dressing Room & Freestanding Bath
- On-Site Building Manager & CCTV & Pet Friendly
- Flexible Rental Terms
- EPC Rating: C
- Interior Designed & Private Terrace
- Study & Central Mayfair Location
- 24-Hour Emergency Helpline & Lift Service & Superfast Broadband
- Available Furnished & Unfurnished





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3F 2 Eastbourne Terrace
 Paddington
 London
 W2 6LG

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Council Tax Band: H

Local Authority:

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		73	81
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

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