



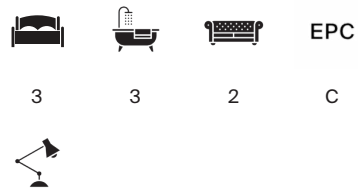
PARK STREET

Mayfair W1K



A BEAUTIFUL THREE BEDROOM FLAT

Park Street is located in the heart of Mayfair, close to the wonderful open green spaces of Hyde Park & Green Park. The property is perfectly situated for the upmarket restaurants and designer boutiques of Mount Street.



Local Authority: City of Westminster

Council Tax band: H

Tenure: Leasehold, approximately 104 years remaining

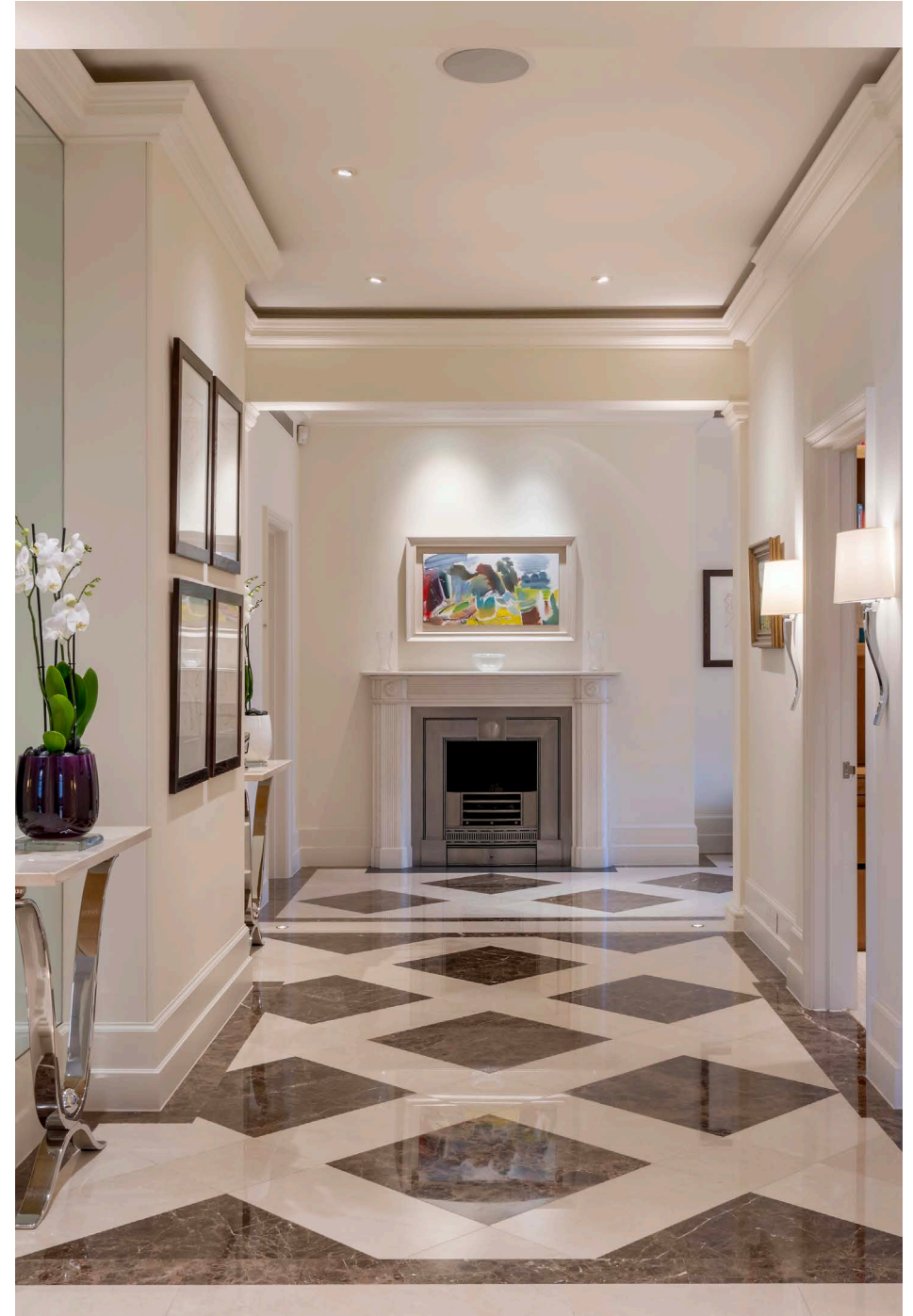
Ground rent: £100 per annum, reviewed every year, next review due 2026.

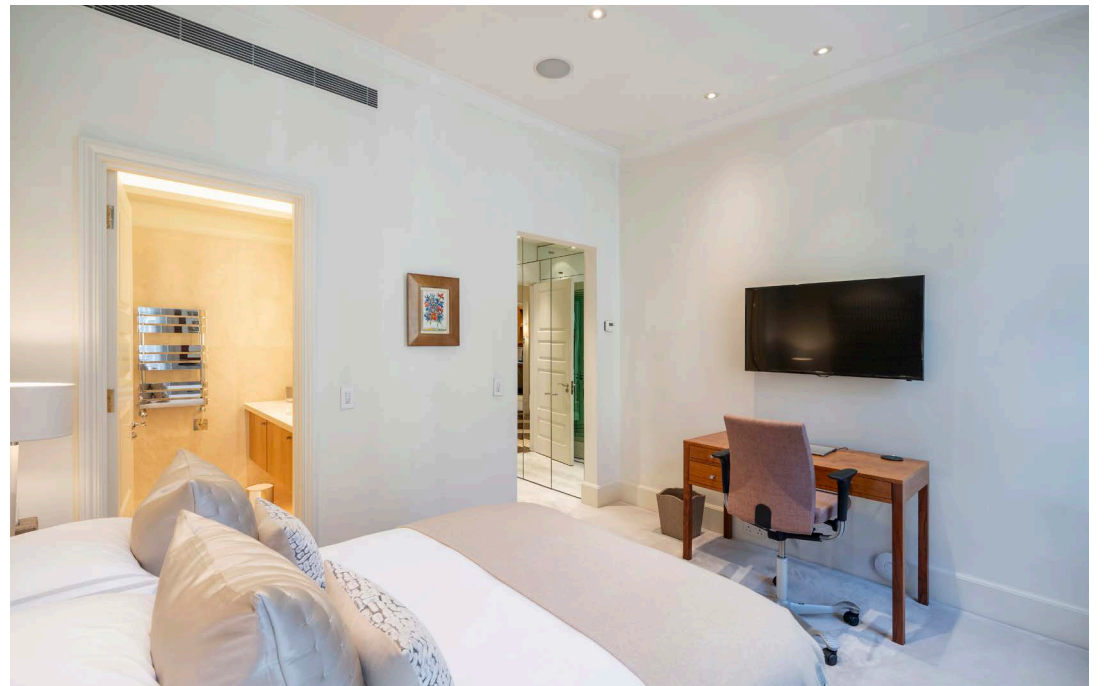
Service charge: £22,267 per annum, reviewed every year, next review due 2026. Additional demands are made for exceptional projects.

Guide Price: £7,000,000



This first floor apartment has been meticulously designed and finished to a high specification throughout. Upon entry, the hallway leads directly into a double reception / dining room, lit with natural light pouring in from two large bay windows with views overlooking Woods Mews. Adjacent is the kitchen which leads into a smart TV room. The principal suite features three large sash windows, allowing in an abundance of light, two dressing rooms, and a spacious en suite bathroom with a walk in shower. The secondary bedroom suite features an en suite bathroom and built in wardrobes. A further third bedroom could be created from the study, with access to the third shower room and guest WC. The apartment features high ceilings, triple glazing, Lutron lighting, Creston, and air conditioning throughout. There is a resident porter in the building.



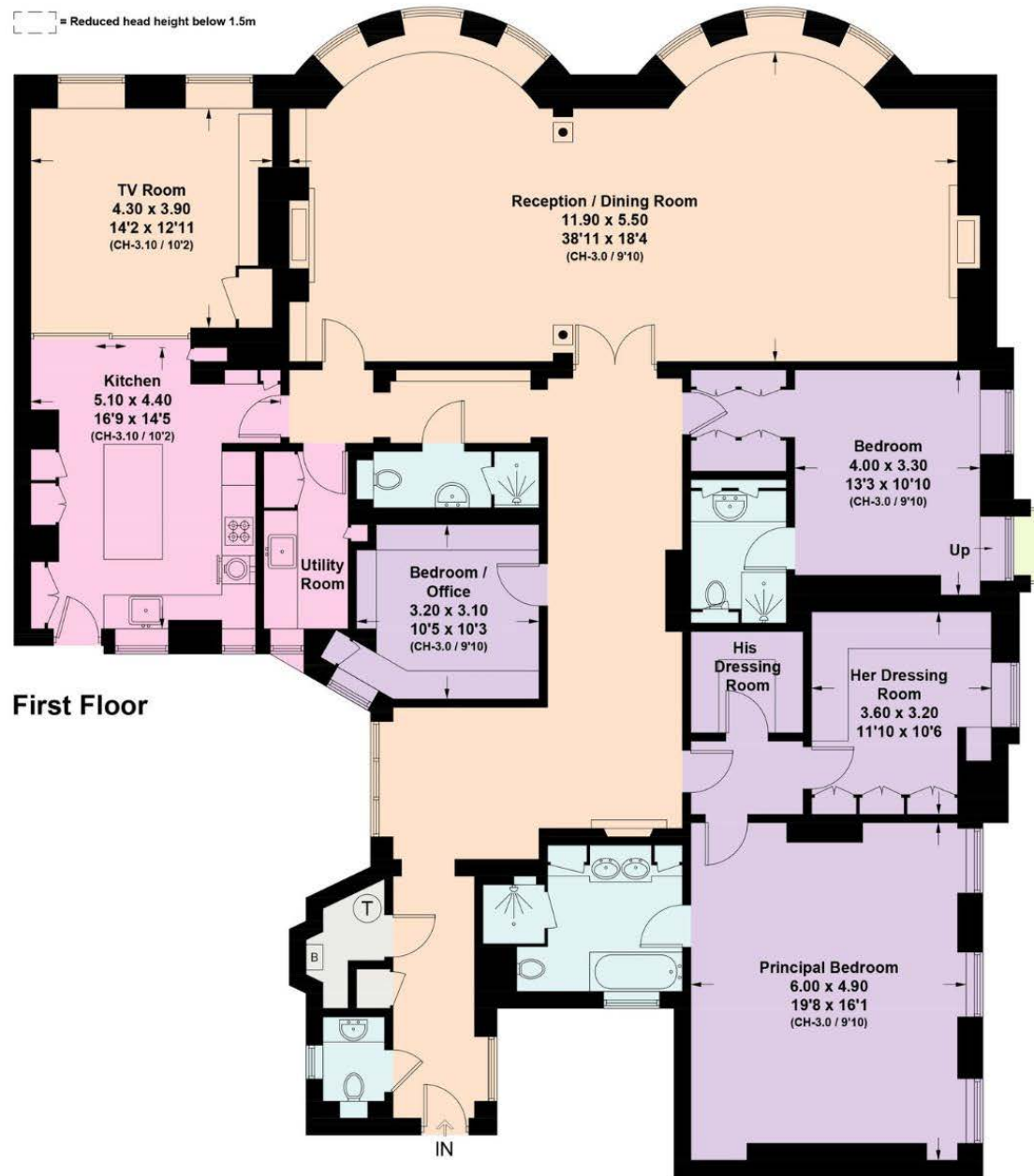




PARK STREET W1
GOLF GREEN



[Symbol] = Reduced head height below 1.5m



First Floor

(Including Basement / Loft Room)
Approximate Gross Internal Area = 259.5 sq m / 2793 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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