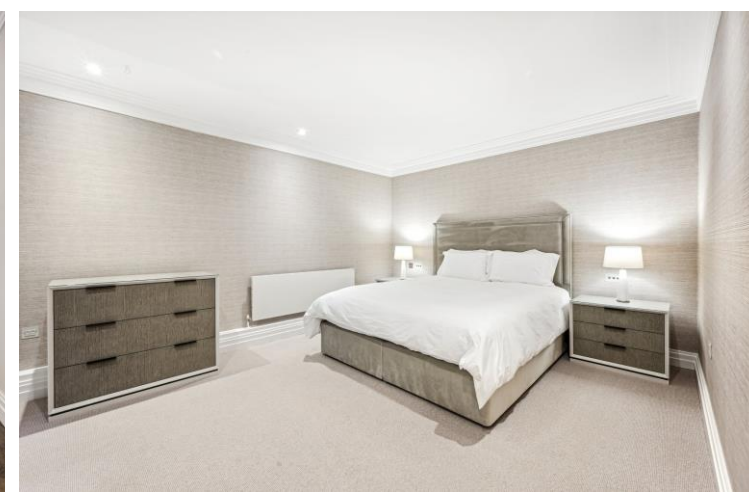




Dunraven Street
Mayfair, W1K





A rare opportunity to acquire a beautifully presented three-bedroom duplex apartment perfectly positioned in the heart of Mayfair, boasting the exceptional benefit of direct access to the Secret Gardens of Green Street. This unique feature offers residents a private oasis of greenery and tranquillity, right on their doorstep, while still being moments away from the vibrancy of central London.

The accommodation is arranged over two floors and comprises a spacious and light-filled reception room, ideal for both relaxing and entertaining. A sleek, fully fitted modern kitchen provides excellent storage and worktop space, with direct access to the communal gardens perfect for al fresco dining or enjoying peaceful outdoor moments.

The principal bedroom is generously proportioned and benefits from a stylish en-suite bathroom. Two further double bedrooms offer flexible living arrangements, whether for family, guests, or home working, and are complemented by two additional well-appointed bathrooms.

Finished to a high standard throughout, and with the vendor in the process of acquiring the share of freehold, this elegant apartment combines classic Mayfair charm with contemporary living. Situated within close proximity to Grosvenor Square, Hyde Park, and the luxury boutiques, fine dining, and cultural attractions of Mayfair, this home is ideally located for those seeking the best of London living.

- Three bedrooms
- Three bathrooms
- Balcony
- Patio
- Direct access to communal gardens
- Close to transport links Marble Arch (0.1 miles),

Asking Price £3,475,000

| Energy Efficiency Rating | | |
|---|---------|-----------|
| Energy efficient - lower running costs | Current | Potential |
| 92-100 A | | |
| 81-91 B | | |
| 69-80 C | | 76 |
| 55-68 D | 62 | |
| 39-54 E | | |
| 21-38 F | | |
| 1-10 G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales EU Directive 2002/91/EC | | |

Tenure: Leasehold 122 years remaining
Service Charge: £9,200 per annum
Ground Rent: £0
Local Authority: City of Westminster
Council Tax Band: H

Chestertons Mayfair Sales

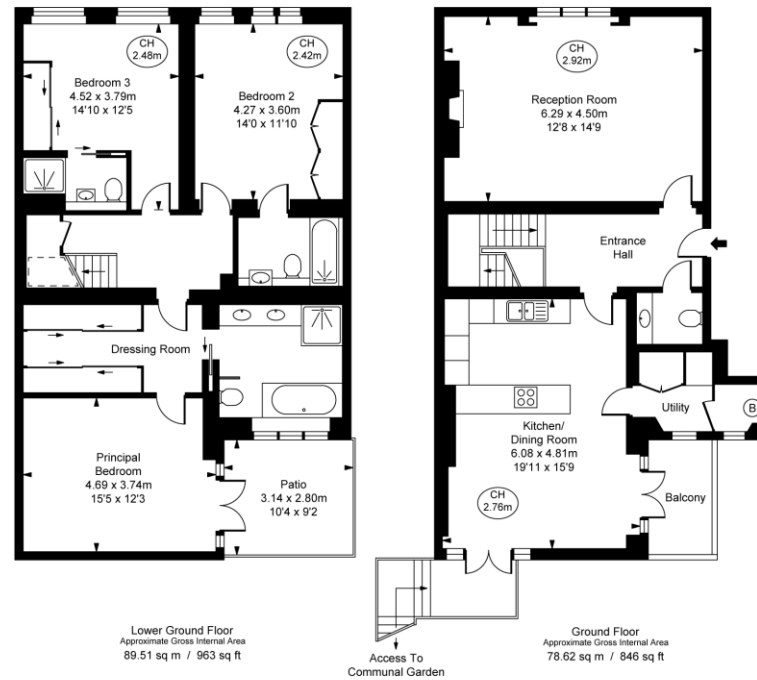
47 South Audley Street
 London
 W1K 2QA

mayfair@chestertons.co.uk

020 7629 4513

chestertons.co.uk

Dunraven Street, W1K
 Approximate Gross Internal Area
168.13 sq m / 1,810 sq ft
 (Including restricted height
 under 1.5m c = = =)
 (CH = Ceiling Heights)



This plan is not to scale. It is for guidance and not for valuation purposes.
 All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.
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