



Dover Street, Mayfair **WIS**

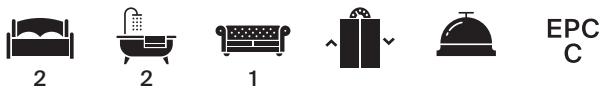
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# Dover Street Mayfair **WIS**

A spacious two bedroom apartment located on the fourth floor (with lift) of this period building, making for a fantastic investment located on one of Mayfair's most famous streets.

The flat comprises a principal bedroom with a walk in wardrobe and en suite bathroom and a charming guest room. Grand double height entrance doors lead you through to the luxurious open plan dining and entertaining space. The property further benefits from a separate kitchen, hallway, and guest bathroom. The kitchen, living, and dining areas all benefit from high ceilings and the abundant natural light which floods through the large bay window overlooking Dover Street.

Transport links include Green Park tube station for the Jubilee, Victoria and Piccadilly lines, and Bond Street station for the Jubilee, Central and Elizabeth lines.



**Guide price:** £2,500,000

**Tenure:** Leasehold: approximately 999 years remaining

**Service charge:** £9,000 per annum, reviewed annually

**Ground rent:** £250 per annum, reviewed annually

**Local authority:** City of Westminster

**Council tax band:** H








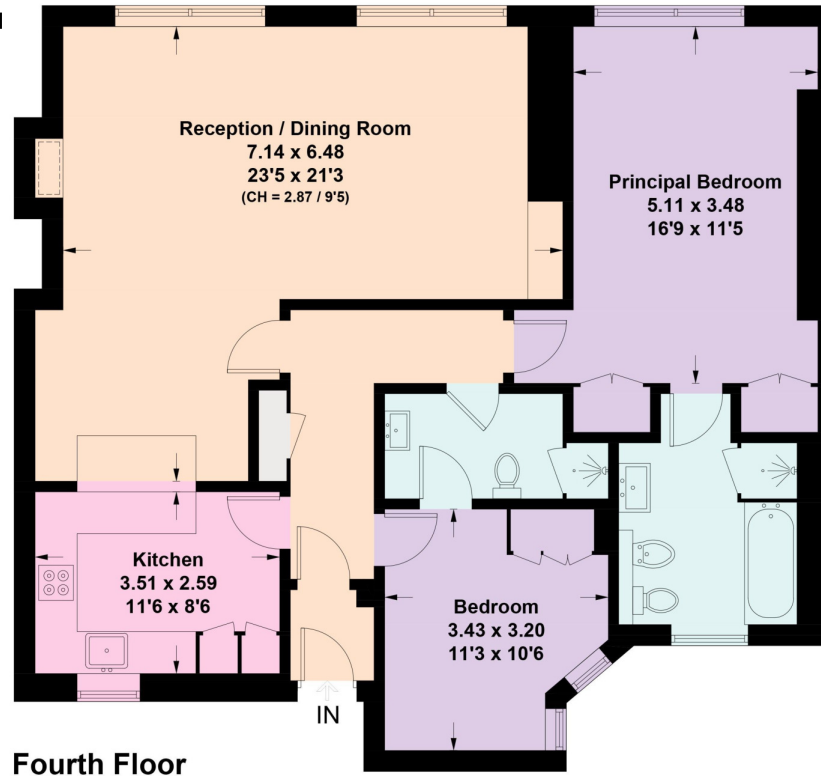
## Dover Street, W1S

Approximate Floor Area = 104.4 sq m / 1124 sq ft  
Including Limited Use Area (1.8 sq m / 19 sq ft)



 = Reduced head height below 1.5m

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated May 2021. Photographs and videos dated May 2021.

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