



Dunraven House, Green Street, Mayfair **W1K**





# Dunraven House, Green Street W1K

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This beautiful, generously proportioned top floor duplex apartment is arranged over the fourth and fifth floors of an attractive red brick building. The property offers 1,368 sq ft of accommodation and benefits from a lift.

The bright and open plan reception room has eight windows running the length of the room, creating the perfect entertaining space, filled with natural light. The large, contemporary kitchen is also found on this level and features modern appliances and separate dining space. A spiral staircase leads up to the fifth floor which comprises a principal bedroom with en suite shower room and a further double bedroom and bathroom.



**Guide price:** £2,850,000

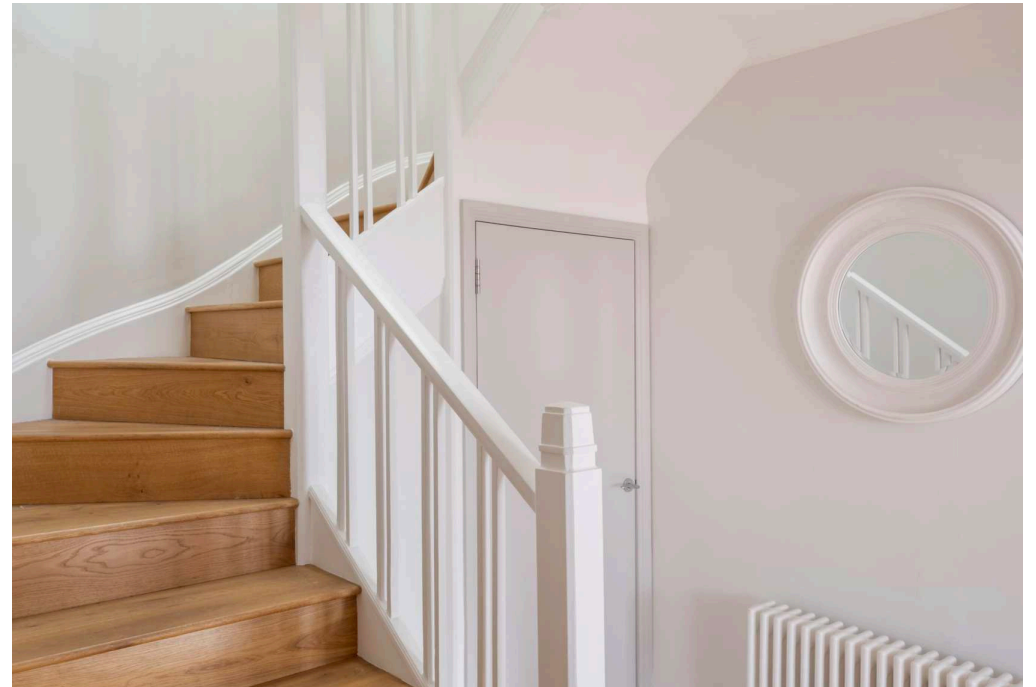
**Tenure:** Leasehold: approximately 85 years remaining

**Service charge:** £11,516 per annum, reviewed every year, next review due 2025

**Ground rent:** : Please make your own enquiries

**Local authority:** City of Westminster

**Council tax band:** H







## Location

Green Street is situated between North Audley Street and Park Lane, in the heart of sought-after Mayfair. It is superbly located for the green expanses of Hyde Park, as well as for the world class amenities, restaurants and boutique shops of Mayfair and the West End.

Excellent local transport links include Marble Arch Station (Central line) and Bond Street Station (Central, Elizabeth and Jubilee lines).



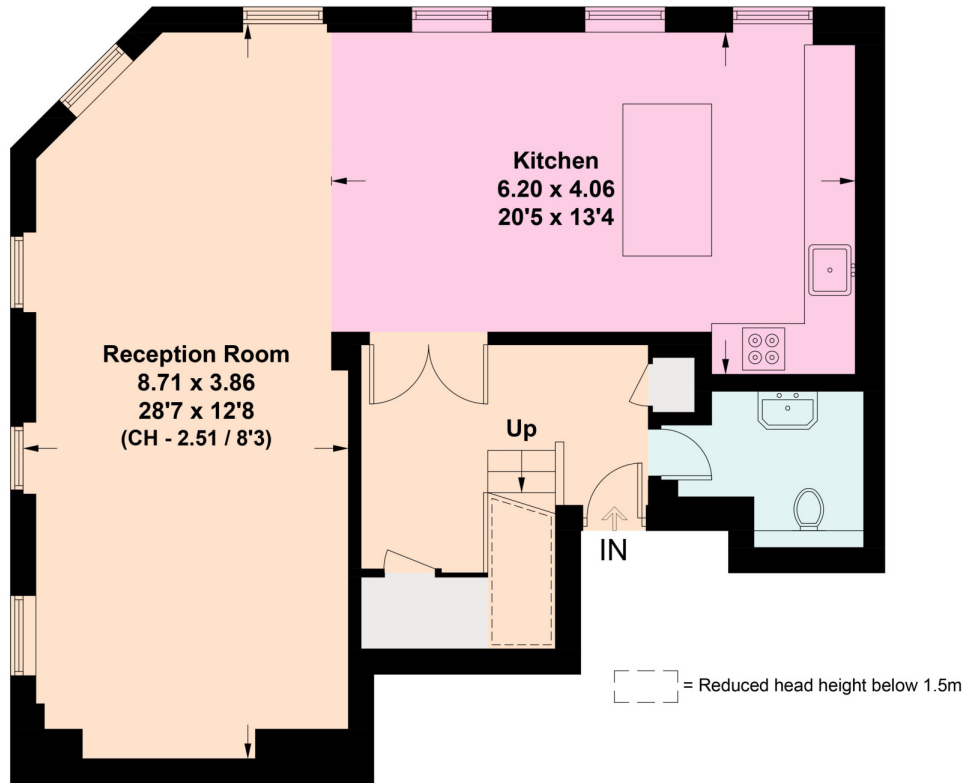




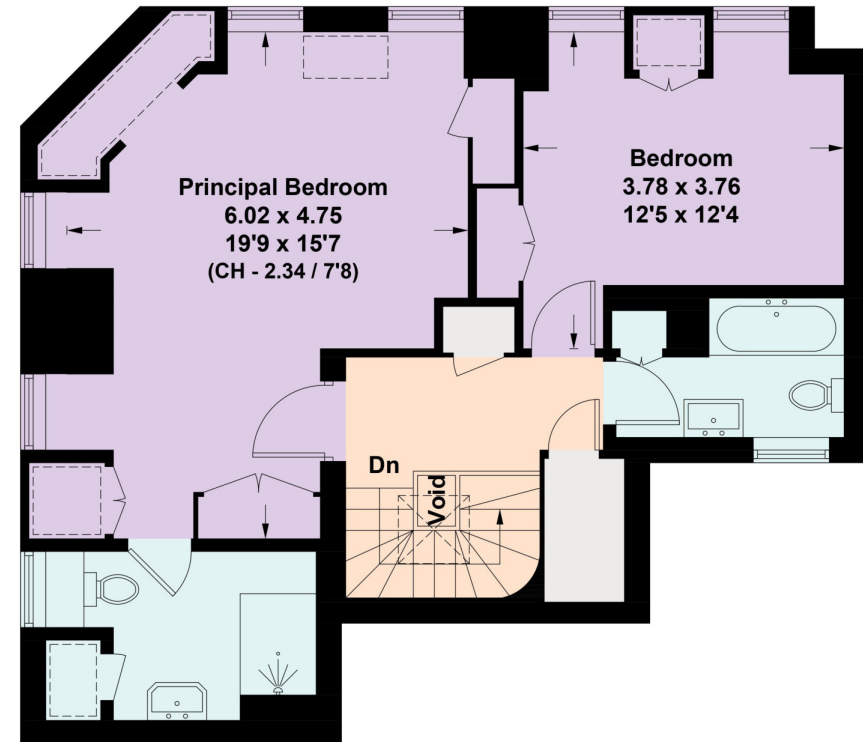
## Approximate Gross Internal Floor Area

131.6 sq m / 1,416 sq ft

(Including limited use area: 6.5 sq m / 70 sq ft.) Excluding Void



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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### Fourth Floor

I would be delighted to tell you more

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### Fifth Floor



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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