



Dover Street, Mayfair, London **WIS**



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Located within the heart of prestigious Mayfair, this expansive three bedroom flat is situated on the first floor of an impressive period building. Spanning a total of 1,140 square feet, this lateral apartment boasts a grand reception room, ideal for entertaining and showcasing a commanding bay window with views overlooking Dover Street. A large kitchen is situated off the main hallway, offering ample space to cater for family and friends. There are three generously proportioned double bedrooms, with the principal bedroom benefitting from a spacious en suite bathroom, while the two guest bedrooms share access to the second bathroom. There is also the benefit of a guest WC adjacent to the main entrance of the flat.

Guide price: £2,400,000

Tenure: Leasehold: approximately 968 years remaining

Service charge: £13,018 per annum, reviewed every year, next review due 2025

Ground rent: £250 per annum, reviewed every year, next review due 2025

Local authority: City of Westminster

Council tax band: H





The building benefits from the invaluable presence of a dedicated porter, ensuring seamless assistance and security throughout the day, as well as lift access.

Location

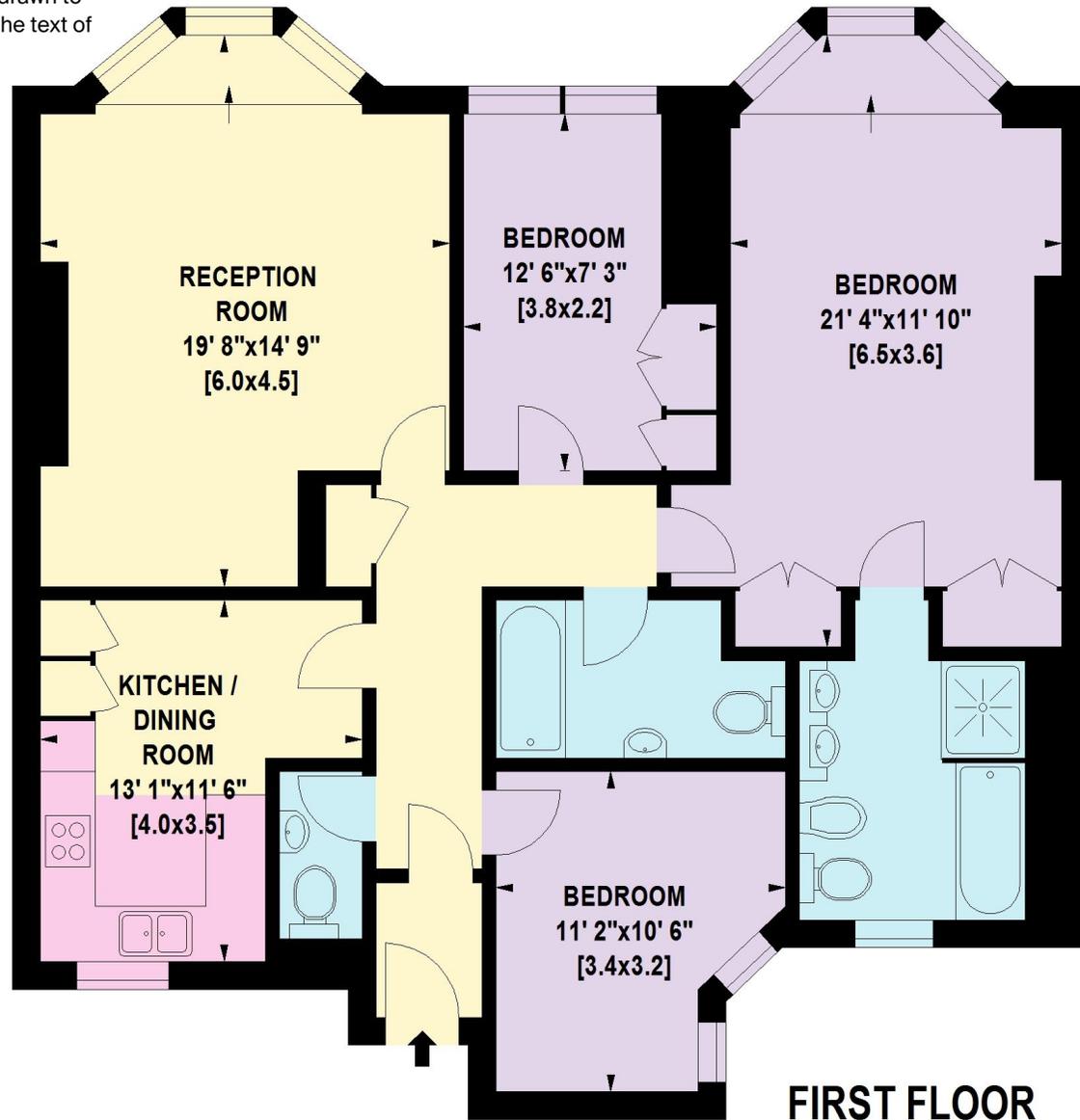
Dover Street is noted for its Georgian architecture and number of exclusive restaurants, bars and art galleries which have transformed it into one of Mayfair's most exciting and desirable streets. Notable attractions include The Arts Club at No.40, Clarendon Fine Art and boutiques such as Victoria Beckham, Acne, McQ and Christian Louboutin. 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.





Approximate Gross Internal Floor Area
106 sq m / 1,141 sq ft

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 2024. Photographs and videos dated May 2024.

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