



Dover Street, Mayfair, London **WIS**



Dover Street, Mayfair W1K

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: £2,280,000

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

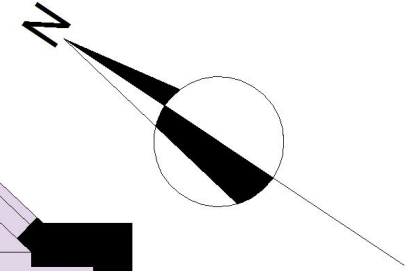
Dover Street is noted for its Georgian architecture and number of exclusive restaurants, bars and art galleries which have transformed it into one of Mayfair's most exciting and desirable streets. Notable attractions include The Arts Club at No.40, Clarendon Fine Art and boutiques such as Victoria Beckham,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



FIRST FLOOR

Knight Frank
Mayfair
120a Mount Street
London W1K 3NN

Kimberley Pratt
+44 20 3892 3578
kimberley.pratt@knightfrank.com

[knightfrank.co.uk](https://www.knightfrank.co.uk)

Your partners in property



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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated May 2024. Photographs and videos dated May 2024.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.