



Dunraven Street, Mayfair **W1K**



Dunraven Street

Mayfair WIK

Located on a quiet and residential street, this lateral apartment extends to 958 sq ft. Benefitting from a well-presented large reception and dining area, and features views over the private and secluded Green Street gardens. The reception area leads into a modern and classically designed kitchen with stylish granite countertops and a small island. Located on the second floor, the apartment further features a large master bedroom with floor-to-ceiling windows, fitted wardrobe space, as well as an en suite bathroom. The second guest bedroom features wardrobe space and a small Juliet balcony, as well as en-suite bathroom. The building greatly benefits from a lift to all levels.



Guide price: £2,250,000

Tenure: Leasehold: approximately 78 years remaining

Service charge: £4,965 per annum, reviewed every year, next review due 2024

Ground rent: Peppercorn

Local authority: City of Westminster

Council tax band: G







Location

Located on a quiet and residential street in Mayfair, between Park Lane and Park Street, the apartment is excellently located for Mayfair's world-renowned restaurants, open spaces of Hyde Park and Grosvenor Square, as well as the vast array of restaurants and bars. Local transport links include Marble Arch Station and Bond Street Station.

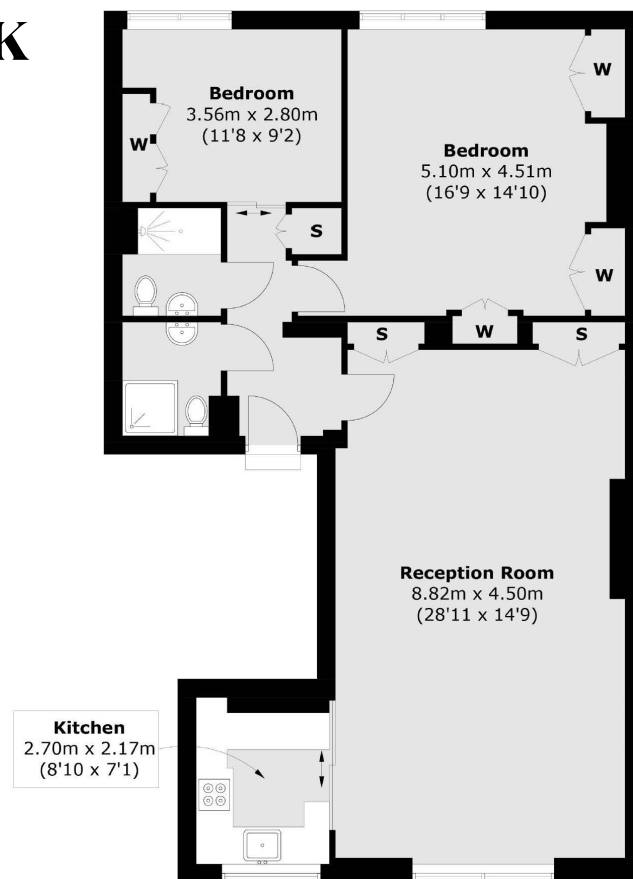


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Approximate gross internal floor area

958 sq ft / 91.5 sq m

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.



Second Floor

Total area (approx.): 90.2 sq. m (970.9 sq. ft)

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I would be delighted to tell you more

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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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