

Dover Street, Mayfair **W1S**

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# Dover Street Mayfair **WIS**

A spacious two bedroom apartment located on the second 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 ample storage and an en suite bathroom. There is a second, well-proportioned bedroom that benefits from the use of the second bathroom. The grand double reception room provides generous entertaining space with a feature fireplace. The property benefits from a separate kitchen, large bay windows, good natural light and high ceilings throughout.



**Guide price:** £2,400,000

**Tenure:** Leasehold: approximately 968 years remaining

**Service charge:** £12,840 per annum, as well as £4,468 into a reserve fund, 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



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 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.





DR NYLA  
RESTAURANT

AUBAINE  
Restaurant

32

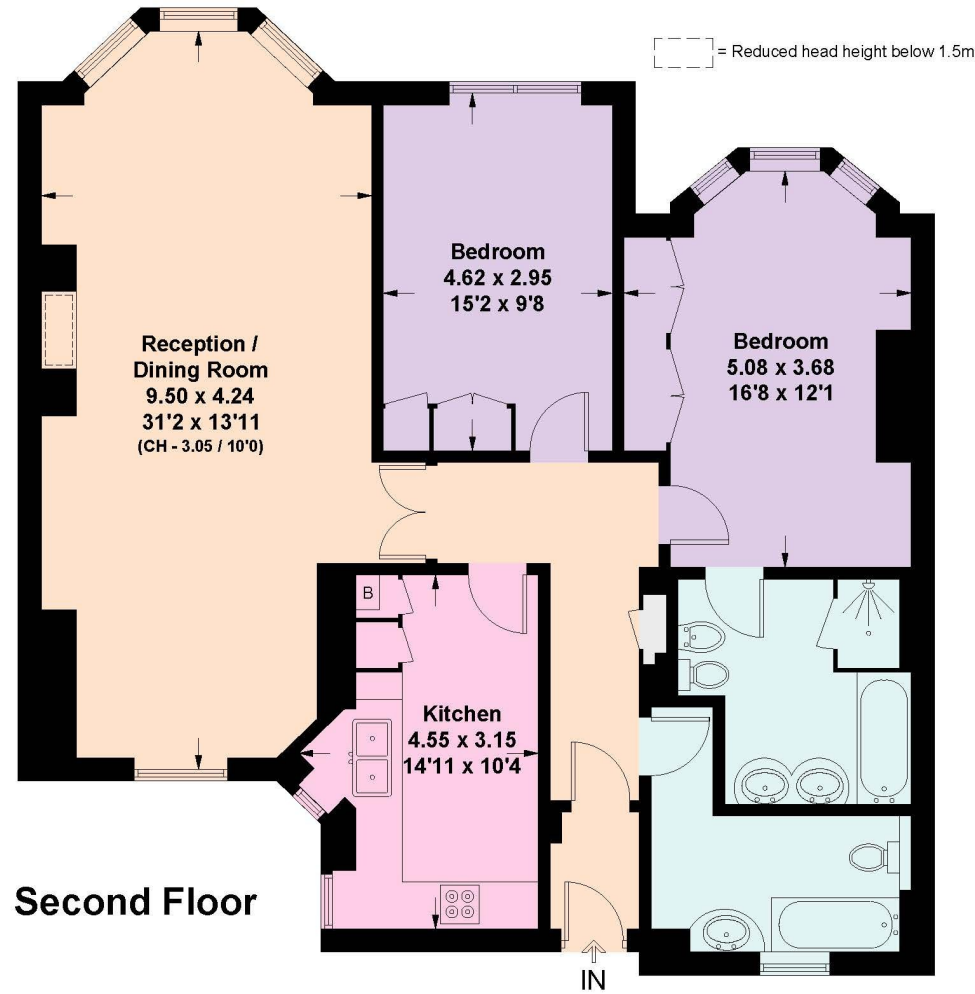


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**Approximate Gross Internal Floor Area**  
**109.6 sq m / 1180 sq ft**

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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