



Park Lane, Mayfair **WIK**



Park Lane

Mayfair WIK

55 Park Lane is one of the most exclusive addresses in Mayfair, providing residents with 24-hour concierge & security as well as the option (at additional cost) for housekeeping services, laundry, and underground parking. 55 Park Lane is also ideally located for the Michelin-Starred restaurants, private member's clubs, and designer shopping that Mayfair is world famous for with South Audley Street, Mount Street and Berkeley Square all within a short walking distance.



Guide price: £1,595,000

Tenure: Leasehold: approximately 110 years remaining

Service charge: £13,500 per annum, reviewed every year, next review due 2024

Ground rent: £200 per annum, reviewed every year, next review due 2024

Local authority: City of Westminster

Council tax band: G



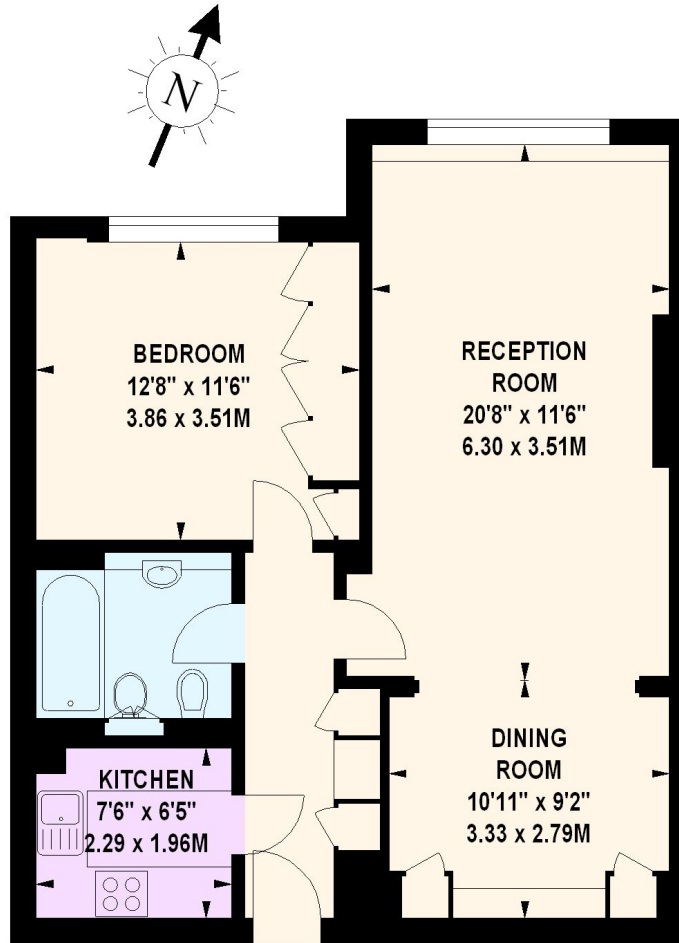
This stylish apartment has been fully refurbished and is presented in excellent condition and benefits from a large reception room with a dining area, separate fully fitted kitchen, marble-tiled bathroom and double bedroom with built-in wardrobes.



Park Lane, W1K

Approximate gross internal area 688 sq ft / 63.92 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.



We have made reasonable enquiries regarding the fire safety (including, but not limited to, the external wall of the building), but have not received any information. You should ensure you take independent professional advice and carry out your own investigations before making an offer on this property.

First Floor

Knight Frank
Mayfair
120a Mount Street
London W1K 3NN

I would be delighted to tell you more
Jonathan Fieldman
+44 20 7647 6615
jonathan.fieldman@knightfrank.com

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



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 February 2024. Photographs and videos dated February 2024.

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 where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. 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.