

PARK STREET

MAYFAIR W1



Three bedroom apartment (1806 Square Feet)
with two adjoining reception rooms in block
with 24hr Concierge

£2,500,000
SOLE AGENT



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Forming part of a block built in 1928-30, with a façade by Sir Edwin Lutyens, New Hereford House is an apartment building which underwent major redevelopment in the late 1990's.

The flat, situated on the south west corner of the 4th floor benefits from 24 hour security and smart common areas, with an entrance foyer furnished by David Linley and features two communicating south facing reception rooms totalling 39 feet in length.

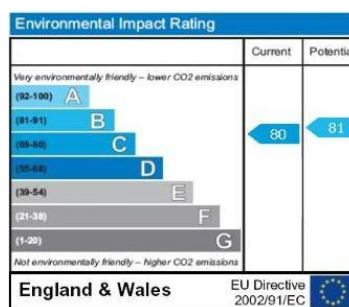
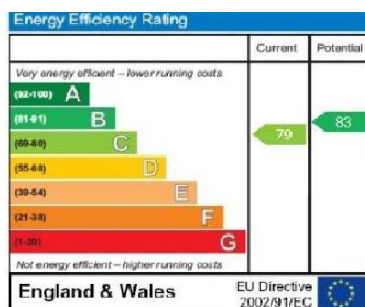
- * Entrance Hall
- * Two Reception Rooms
- * Master Bedroom with En Suite Bathroom
- * Two Guest Bedrooms
- * Bathroom
- * Poggenpohl Kitchen / Breakfast Room
- * Comfort Cooling & Independent Central Heating
- * 1806 Square Feet
- * 24 Hour Porterage
- * Two Passenger Lifts

Tenure: Leasehold, approximately 110 years unexpired

Ground Rent: £200 per annum

Service Charge: Approximately £8,108 per annum,
plus £1,490 contribution to reserve fund

Price: £2,500,000



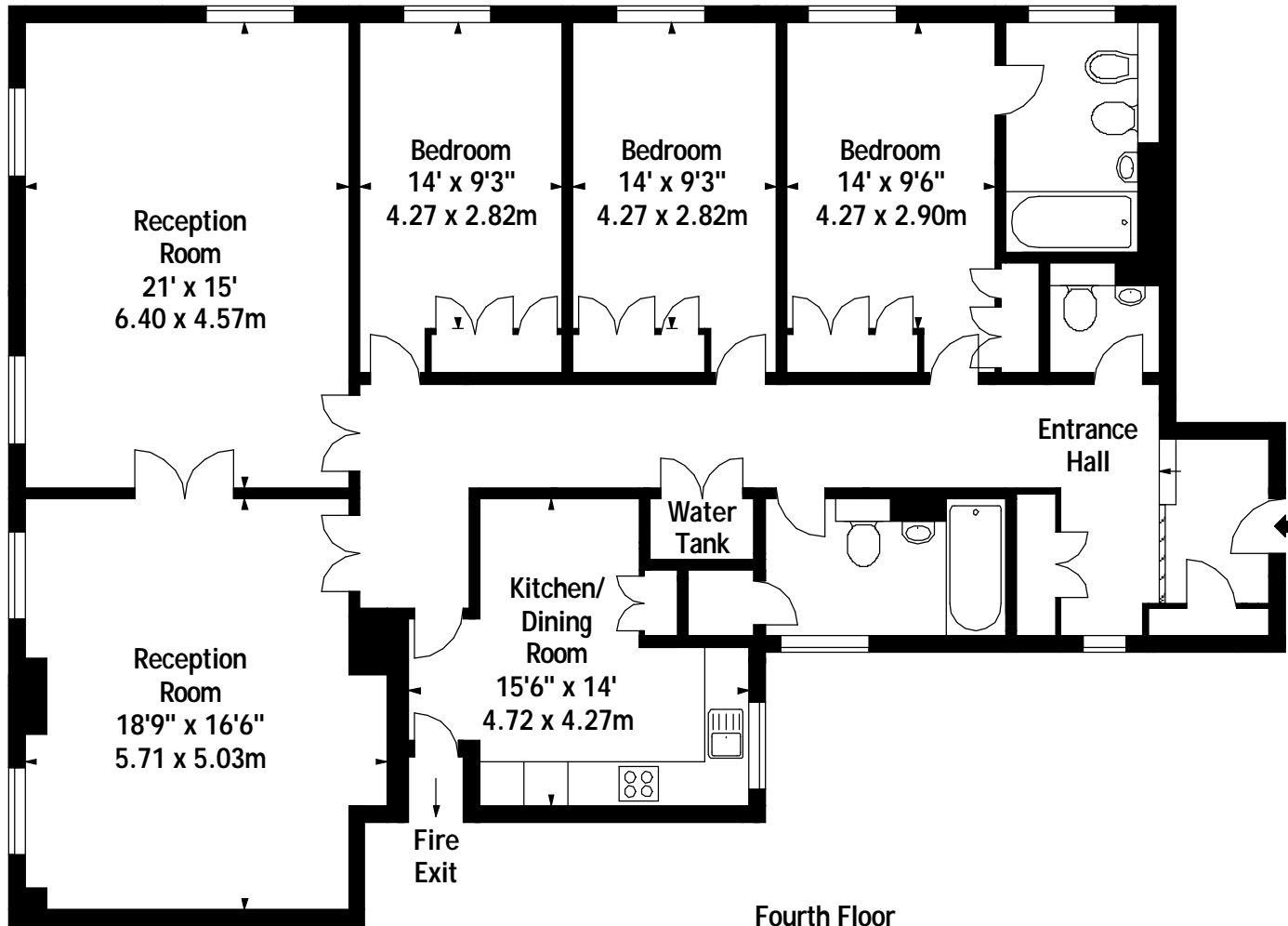
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New Hereford House,
Park Street, W1
Approx. Gross Internal Area
1806 Sq Ft - 167.78 Sq M



Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate. This floor plan is for illustrative purposes only and is not to scale.

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