

## PARK STREET

MAYFAIR W1



A west facing unlisted Georgian townhouse (2587 square feet) between Lees Place and Upper Brook Street, for sale on a 91 year lease.

£3,500,000

SOLE AGENT



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# PARK STREET

## MAYFAIR W1

A west facing unlisted Georgian townhouse between Lees Place & Upper Brook Street, arranged over lower ground, ground and three upper floors.

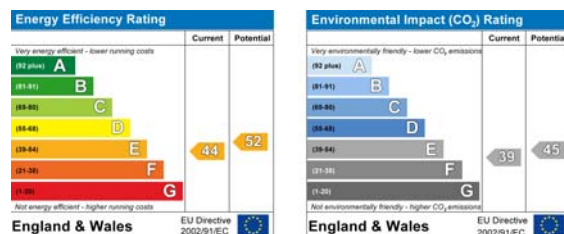
Well laid out as a family home, the ground floor features a Bulthaup kitchen with adjoining dining room and separate utility room, whilst the first floor can be used as one formal drawing room or reception & study.

- \* Entrance Hall
- \* Three Reception Rooms
- \* Kitchen
- \* Four Bedrooms
- \* Three Bathrooms
- \* Cloakroom
- \* Utility Room
- \* Comfort Cooling
- \* Gas Central Heating
- \* 2587 square feet

Tenure: Leasehold, approximately 91 years (enfranchisable)

Ground Rent: Peppercorn

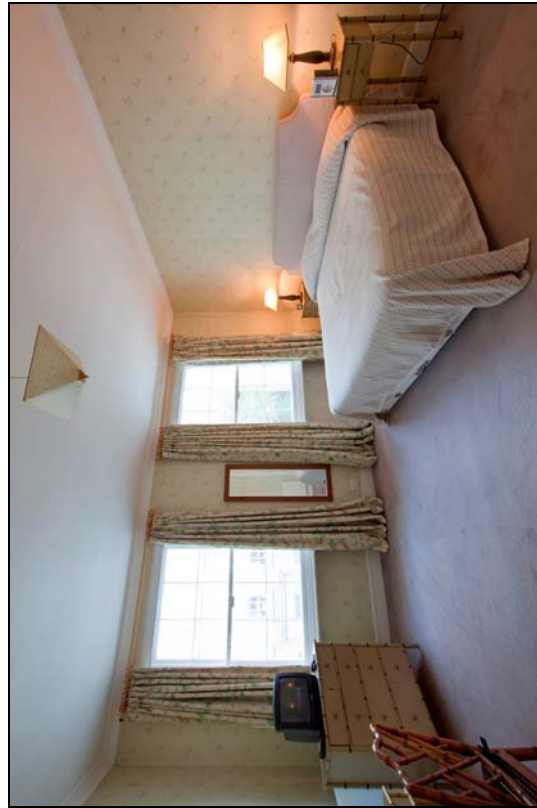
Price: **£3,500,000**



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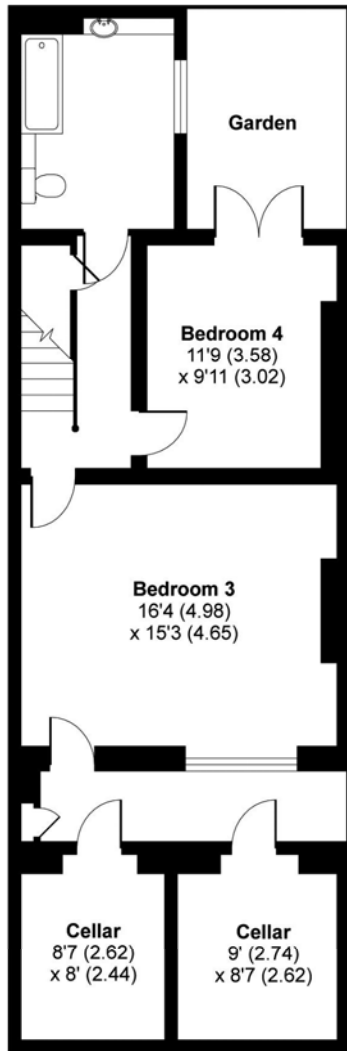
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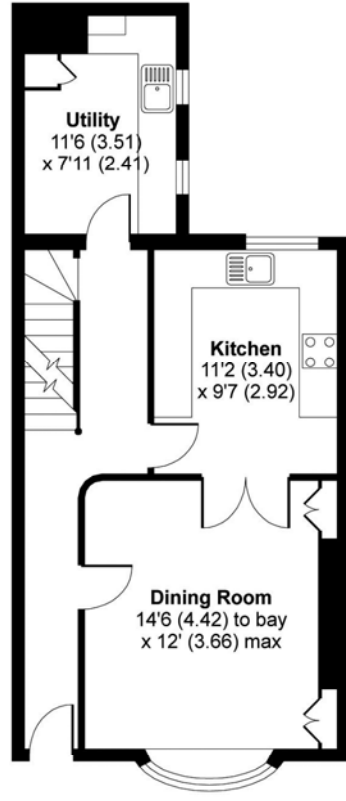


# Park Street, Mayfair W1

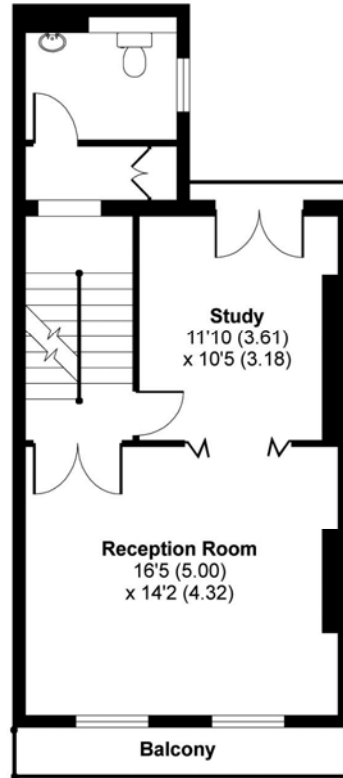
APPROX. GROSS INTERNAL FLOOR AREA 2587 SQFT / 240.3 SQM



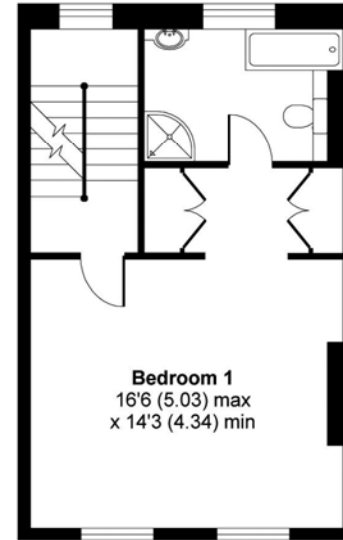
**LOWER GROUND FLOOR**



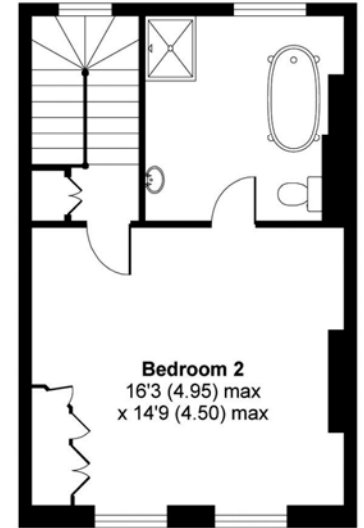
**GROUND FLOOR**



**FIRST FLOOR**



**SECOND FLOOR**



**THIRD FLOOR**

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested by Wetherell and no guarantee as to their operating ability or their efficiency can be given.