

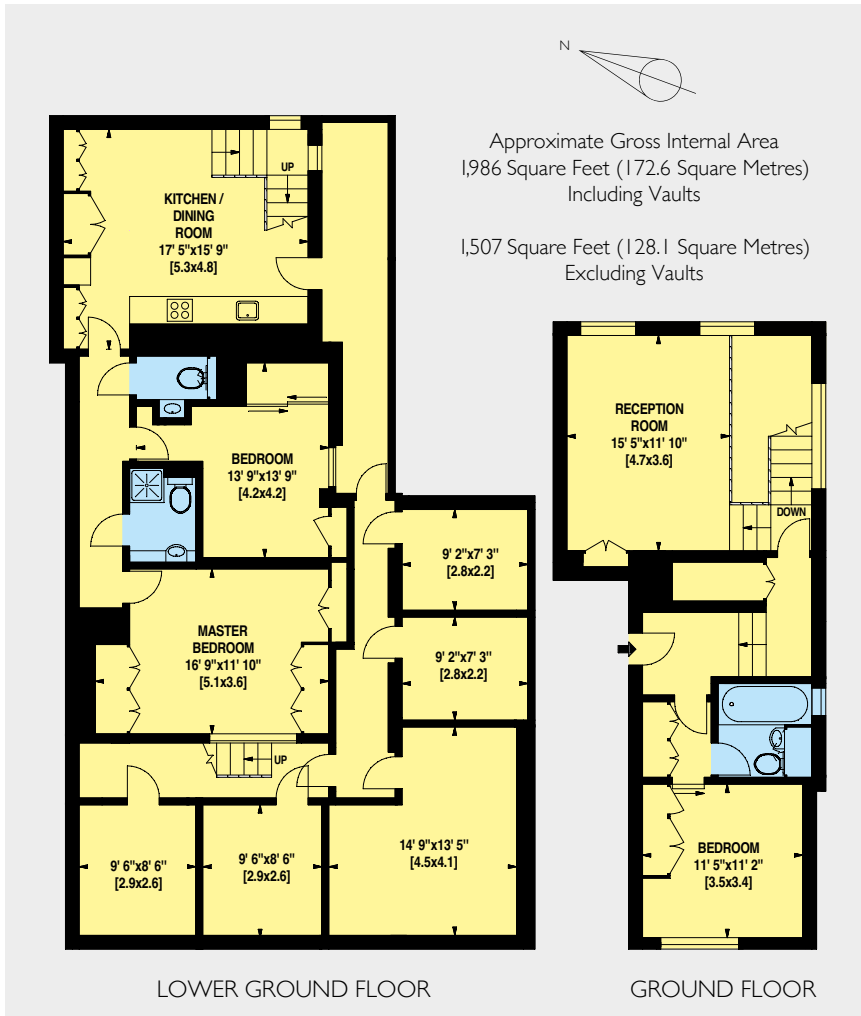


DUNRAVEN STREET

MAYFAIR W1



AN ELEGANT THREE BEDROOM DUPLEX APARTMENT OF 1,507 SQUARE FEET WITH GREAT ENTERTAINING SPACE, ONLY MOMENTS FROM HYDE PARK.



Situated on the ground and lower ground floor of a period conversion block originally constructed in 1756, this dual aspect apartment benefits from views onto Woods Mews and Dunraven Street. The open plan Reception Room has an abundance of natural light due to its South facing aspect and is ideally configured for family living. The large family Kitchen/Dining Room is situated on the lower ground floor, with an adjoining Guest Cloakroom.

Both the Master and Third Bedroom share a large Shower Room, with the Master Bedroom benefitting from good built-in storage. The Second Bedroom is situated on the ground floor with views onto Dunraven Street and utilises the conveniently located Family Bathroom, which also acts as a Guest Cloakroom. The apartment has five separate Vaults that provide over 400 square feet of extra storage, with one currently used as a Utility Room.

Originally known as Norfolk Street, the street was renamed in 1939 after the fourth Earl of Dunraven and Mount-Earl, a former resident of the street. Dunraven Street is a quiet residential street located between Park Lane and Park Street, just moments from Mayfair's world renowned restaurants and the open spaces of Hyde Park.

ACCOMMODATION

- Reception Room
- Kitchen/Dining Room
- Master Bedroom with En-Suite Bathroom
- Second Bedroom
- Guest Bedroom
- Family Bathroom
- Guest Cloakroom
- Utility Room
- 1,507 Square Feet Excluding Vaults
- 1,986 Square Feet Including Vaults
- EPC Band: D

TERMS

Lease Length: Approximately 114 years Remaining
Service Charge: Approximately £2,000 Per Annum
Ground Rent: Approximately £50 Per Annum
Price: £2,500,000

Wetherell have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and Wetherell have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Energy Efficiency Rating: Band D. 2018.

Joint Sole Agents



102 Mount Street · London · W1K 2TH
 T: 020 7529 5566 E: sales@wetherell.co.uk
 wetherell.co.uk

NO-ONE KNOWS MAYFAIR BETTER THAN WETHERELL