

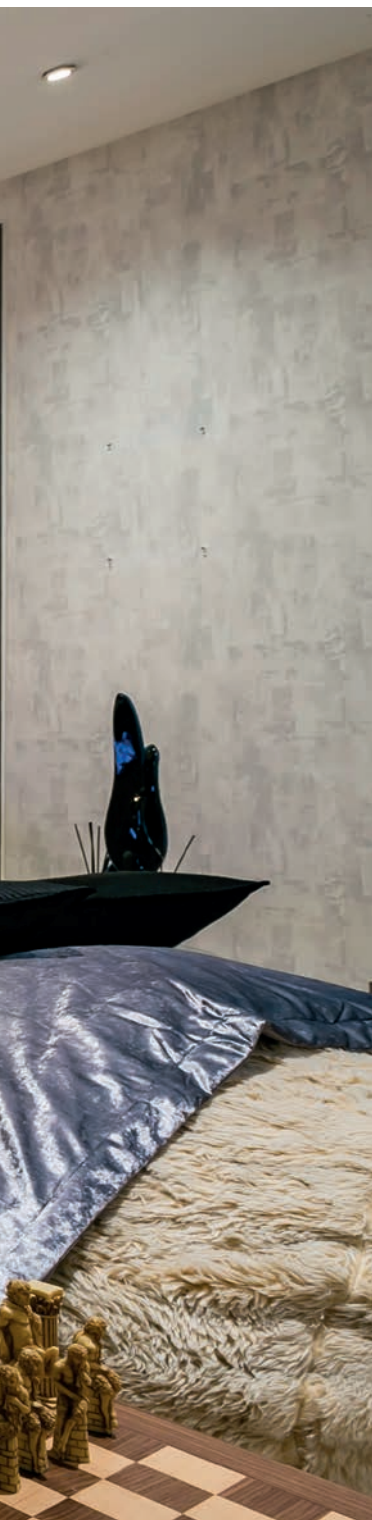


A LARGE HIGH-CEILINGED 3/4 BEDROOM APARTMENT
WITHIN A 24 HOUR PORTERED BUILDING ON PARK LANE

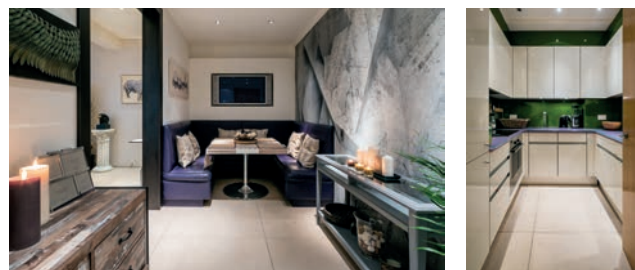
ALDFORD HOUSE MAYFAIR W1



THE SIZE AND VOLUME OF THE ENTERTAINING SPACE IS EQUALLY MATCHED BY THE ATTRACTIVE VIEWS FROM THE PRINCIPAL BEDROOMS.



Located on Park Lane and surrounded by numerous leading hotels, including The Connaught and The Dorchester, world class shopping districts such as Bond Street and Mount Street, and famous establishments Annabel's and Harry's to name a few, Aldford House provides the perfect location for exclusive living.



Set within a Sir Lutyens building erected between 1931 and 1932, this very spacious second floor family apartment benefits from the privacy and security of 24 hour portage.



ACCOMMODATION & AMENITIES

- Large Reception Room - Kitchen
- Master Bedroom with En Suite Bathroom
- Two Further Double Bedrooms
- Study/Bedroom - Family Bathroom
- 24hr Porter - Lift - 1,649 Square Feet
- EPC Band C



APPROX. GROSS INTERNAL AREA *
1,649 SQ FT - 153.19 SQ M



TERMS

Lease Length - Approximately 83 years remaining
Service Charge - £19,400 per annum including
reserve fund contribution
Ground Rent - £60 per annum
Price - £3,500,000

SOLE AGENT



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