

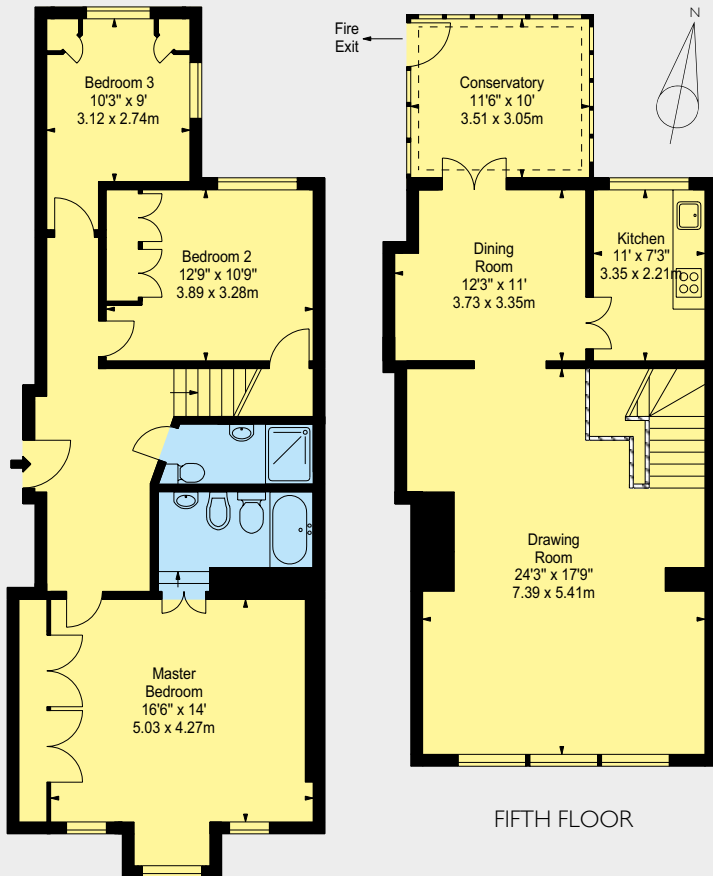


UPPER BROOK STREET

MAYFAIR W1



A THREE BEDROOM DUPLEX APARTMENT OF 1,570 SQUARE FEET WITH A LONG LEASE AND A CONSERVATORY WITH WONDERFUL ROOFTOP VIEWS OF MAYFAIR.



Approximate Gross Internal Area
1,570 Square Feet (145.85 Square Metres)

Covering the top two floors of an impressive period stone building, this apartment offers wonderful living space, with a large volumetric double Reception Room that spans more than 430 square feet. The Dining Room is located just off the Kitchen, with French doors that open onto a stunning Conservatory with views of the rooftops of Mayfair. There are three large Double Bedrooms, with the Master Bedroom benefiting from an En-Suite Bathroom.

This is a rare and elegant apartment in the heart of Mayfair, which would allow a purchaser to create a beautiful and uncompromised exclusive home, whilst retaining much of its character and unique features throughout.

Upper Brook Street runs East off Park Lane and leads onto Grosvenor Square, and is ideally positioned to enjoy the open spaces of Hyde Park and the boutique shops of Mount Street.

ACCOMMODATION

- Entrance Hall
- Drawing Room
- Dining Room
- Conservatory
- Master Bedroom with En-Suite Bathroom
- Second Double Bedroom
- Third Double Bedroom
- Family Bathroom
- 1,570 Square Feet
- EPC Band: TBC

TERMS

Leasehold: 123 Years Remaining
Service Charge: £4,250 Per Annum

Ground Rent: Peppercorn
Price: £3,500,000

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Sole Agent



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NO-ONE KNOWS MAYFAIR BETTER THAN WETHERELL