



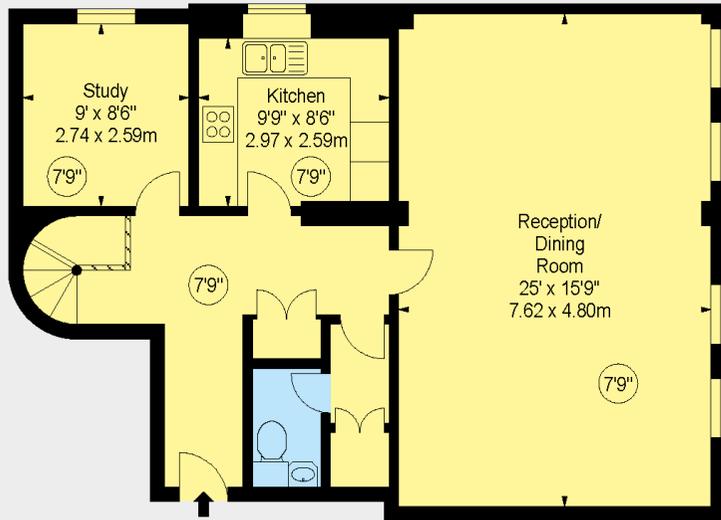
# QUEENSBERRY COURT

MAYFAIR W1

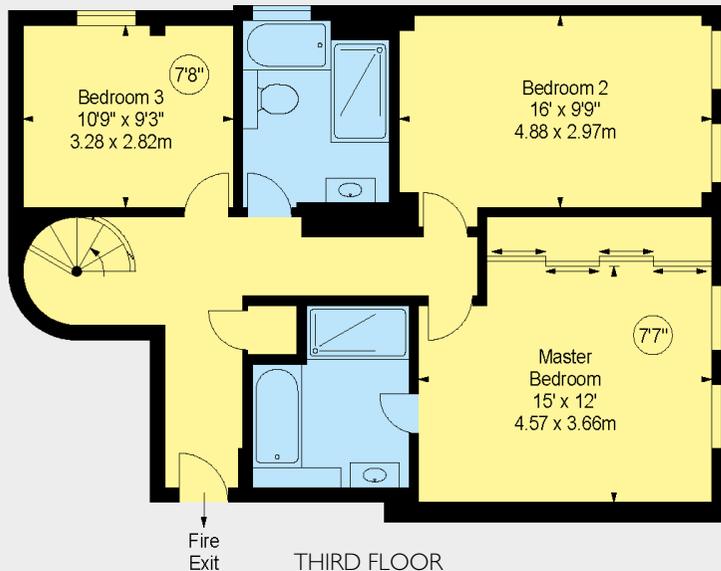


A THREE BEDROOM DUPLEX APARTMENT OF 1,571 SQUARE FEET IN A PORTERED BUILDING ADJACENT TO THE FOUR SEASONS HOTEL, BENEFITTING FROM UNIFORMED PORTERAGE AND SECURE UNDERGROUND PARKING.

Approximate Gross Internal Area  
1,571 Square Feet (145.95 Square Metres)



FOURTH FLOOR



THIRD FLOOR



Set over the third and fourth floors, the apartment offers comfortable living space with a large Reception Room measuring more than 395 square feet, as well as a separate Kitchen and a Study. The lower floor of the apartment (third) offers three generous Double Bedrooms and two Bathrooms (one En-Suite). Additionally the building benefits from secure underground parking and a uniformed day porter. Whilst the apartment presents well, it is largely unmodernised and an incoming purchaser could modernise to suit their tastes.

Queensberry Court was constructed in 1988-1989 as a purpose-built block of just six apartments in a covered mews between Hamilton Place and Old Park Lane, shared by the world famous 'Four Seasons Hotel'.

Park Lane and the thriving restaurant and club district of Shepherd Market are moments away, as well as the 350 acres of Hyde Park.

#### ACCOMMODATION

- Reception/Dining Room
- Kitchen
- Study
- Master Bedroom with En-Suite Bathroom
- Second Bedroom
- Guest Bathroom
- Third Bedroom
- Bathroom
- Porter
- Lift
- 1,571 Square Feet
- EPC Band: E

#### TERMS

Leasehold: 96 Years Remaining  
Service Charge: £5,000 Per Quarter,  
plus a contribution to the sinking fund for  
upcoming works to the common parts

Ground Rent: £225 Per Quarter  
Price: £3,700,000

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 E. June 2017

Joint Sole Agent



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