



PARK LANE MAYFAIR



GUIDE PRICE OF £800,000

WETHERELL
MAYFAIR'S FINEST PROPERTIES

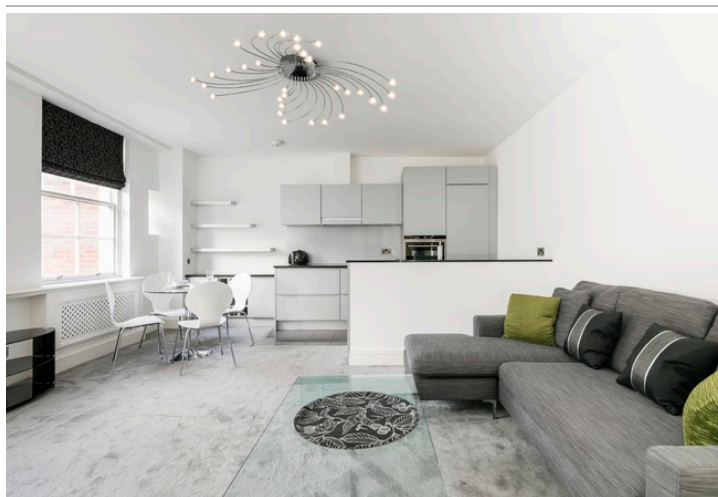
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PARK LANE MAYFAIR



A perfect Park Lane Pied à Terre, set on the second floor of this prestigious portered apartment block, only moments from the open spaces of Hyde Park.

FLAT • 1 BEDROOM • 1 RECEPTION ROOM • PORTERED

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A perfect Park Lane Pied á Terre, set on the second floor of this prestigious portered apartment block, only moments from the open spaces of Hyde Park.

This bright one Bedroom apartment is presented in good condition and is quietly situated on the Dunraven Street side of this portered building. The property benefits from a large open plan reception/dining room, main bedroom with ample storage and separate modern bathroom. The principle rooms have views onto Dunraven Street, making it the ideal Mayfair base.

Avenfield House was erected in 1959–61 to designs by Irish architects, Herbert Wills and William Kaula. It replaces seven period homes, some of which were badly bombed during the war of 1939–45. Avenfield House is accessed from both Dunraven Street and Park Lane, further benefitting from recently refurbished common parts, large modern lift and 24 hour portage.

Accommodation:

- * Open plan Reception Room
- * Open plan Kitchen/Dining Room
- * Main Bedroom
- * Bathroom
- * 532 Square Feet
- * EPC Band - D

Terms:

Lease Length – Approximately 42 years remaining
Service Charge – Approximately £2,500 Per Quarter
Ground Rent - £100 Per Annum
Price - £800,000



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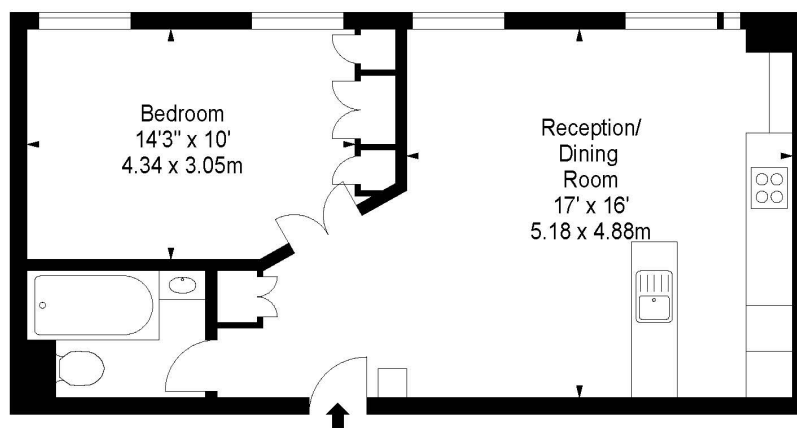


PARK LANE MAYFAIR

12 AVENFIELD HOUSE 118-127 PARK LANE LONDON MAYFAIR W1K 7AF

APPROX. GROSS INTERNAL AREA *
532 Ft² - 49.42 M²

Illustration For Identification Only, Not to Scale
All Calculations include Any/All Areas Under 1.5m Head Height.
* As Defined by RICS - Code of Measuring Practice



SECOND FLOOR



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