



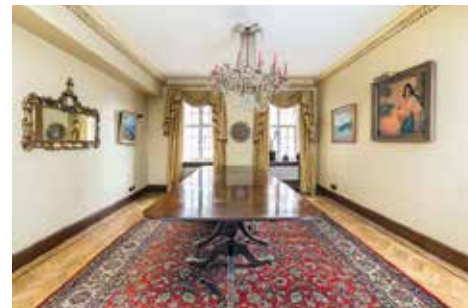
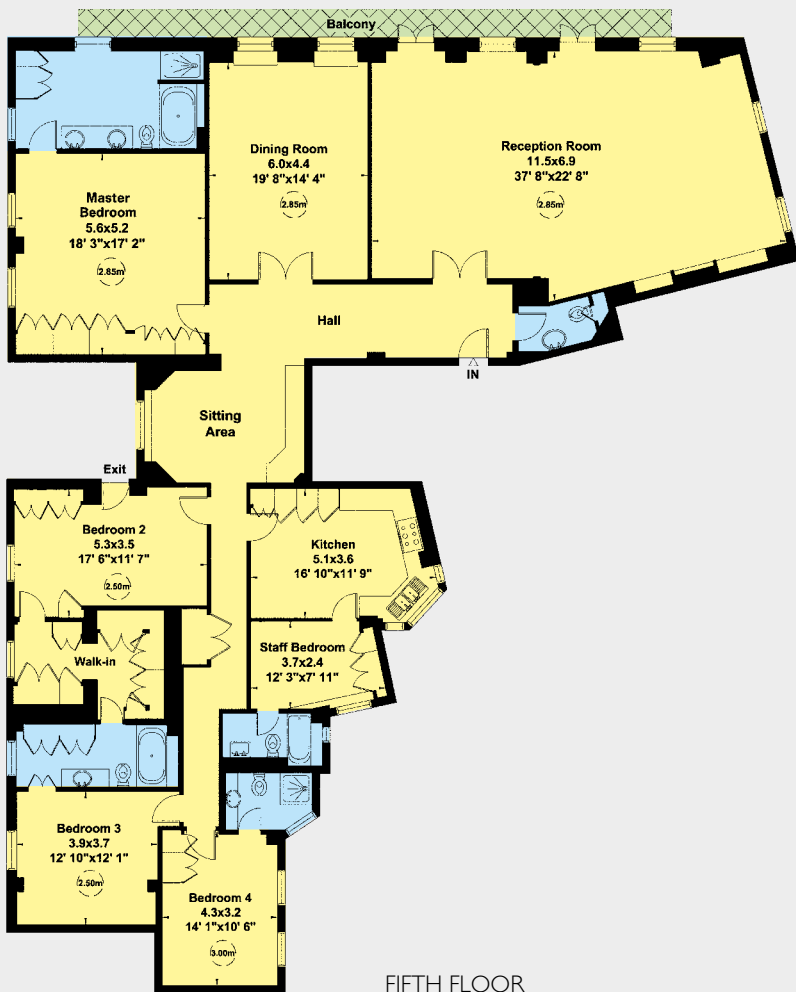
PARK STREET

MAYFAIR W1



A VERY LARGE AND UNMODERNISED LATERAL APARTMENT OF 3,216 SQUARE FEET WITH VIEWS OF HYDE PARK AND PARK LANE

Approximate Gross Internal Area
3,216 Square Feet (299 Square Metres)



A very large and unmodernised lateral apartment of 3,216 square feet with views of Hyde Park and Park Lane.

Set on the fifth floor and located within one of Mayfair's most established 24 hour portered buildings, this elegant five bedroom family home, with its double aspect and oversized Reception Room takes full advantage of the south-facing Balcony and Park views. In need of modernisation and possible remodelling the property is being sold with the benefit of a long lease of 82 years.

Aldford House was constructed in the 1930's under the consultation of Sir Edwin Lutyens. Facing Hyde Park and bounded by Park Lane, Park Street and South Street, the building is found on the doorstep of the Mayfair Village.

ACCOMMODATION

- Large Entrance Hall
- Double Reception Room
- Dining Room
- Family Sitting Area
- Kitchen
- Master Bedroom with En-Suite Bathroom
- Four further Bedrooms with En-Suite Bathrooms
- Cloakroom
- Balcony
- Lift
- 24 Hour Porters
- 3,216 Square Feet
- EPC Band: C

TERMS

Lease Length: 82 Years

Service Charge: £27,223 Per Annum

Ground Rent: £250 Per Annum

Price: £6,500,000

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 C. 2018.



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