

UPON INSTRUCTIONS OF



Warburton House, 4 Dunraven Street is a substantial residential apartment building set back from the street's building line, six windows wide, originally constructed as one house between 1913-16 in neo-Georgian style.



APARTMENT 7

**WARBURTON HOUSE
4 DUNRAVEN STREET
MAYFAIR W1**

APARTMENT 7

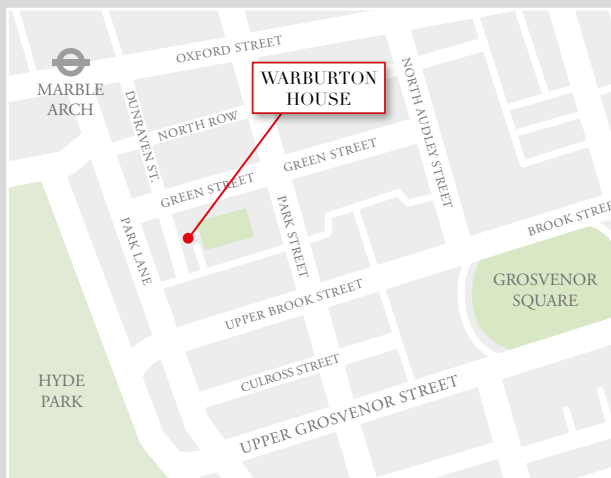
WARBURTON HOUSE 4 DUNRAVEN STREET MAYFAIR W1



The remodelled Warburton House now houses seven luxury apartments, all of which have ground floor access into the 'secret gardens' of Green Street (created by the Grosvenor Estate in the early 20th century).

Flat 7 is a 4th floor lateral apartment of 1,795 sq ft / 167 sq m with the added benefit of a 5th floor roof terrace of 330 sq ft / 30.6 sq m overlooking the roof tops of Mayfair.





ACCOMMODATION

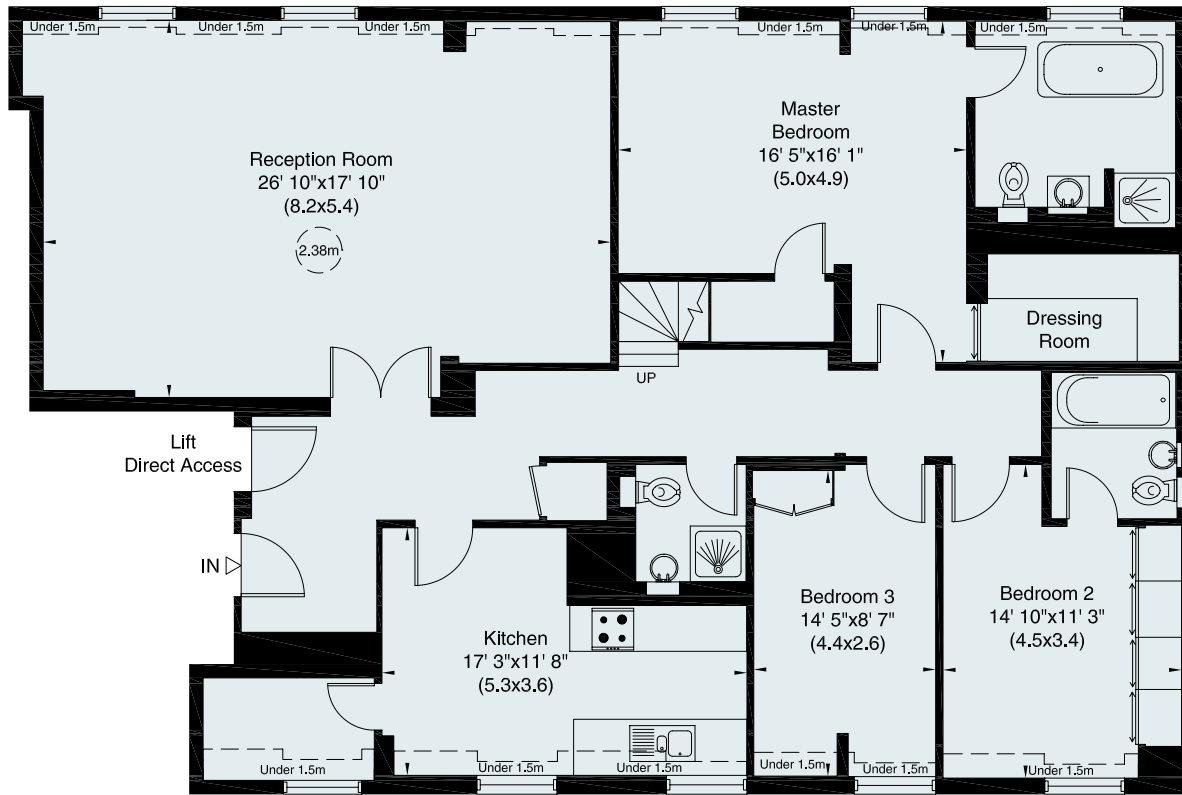
- Double Reception Room (26'10 x 17'10) with 3 windows overlooking the gardens
- Master Bedroom (16'5 x 16'1) and Ensuite Bathroom, both with windows overlooking the gardens
- Second Bedroom with Ensuite Bathroom
- Third Bedroom • Shower Room / Cloakroom
- Fully fitted Kitchen / Breakfast Room
- Stairs to 5th floor Roof Terrace (27'11 x 11'10)

AMENITIES

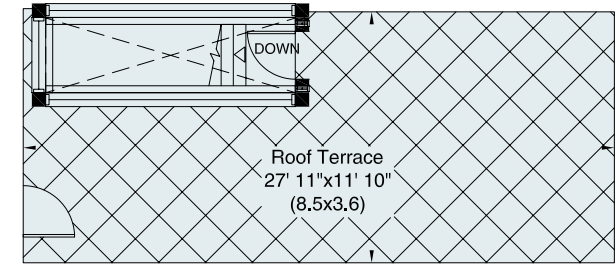
- Use of the private Green Street Gardens
- Secure lift opening directly into apartment

GROSS INTERNAL AREA: 1,795 SQ FT / 167 SQ M





FOURTH FLOOR



FIFTH FLOOR



7 WARBURTON HOUSE, DUNRAVEN STREET, W1K

Gross internal area (approx.)

167 sq m (1,795 sq ft) Including Under 1.5m

160 sq m (1,722 sq ft) Excluding Under 1.5m

For identification only. Not to Scale

TERMS

Tenure: A new lease of 125 years

Ground Rent: A peppercorn per annum

Service Charge: £12,959.45 per annum

Price: £4,250,000

Viewing strictly by appointment through sole agents

WETHERELL

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Sole Agent



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