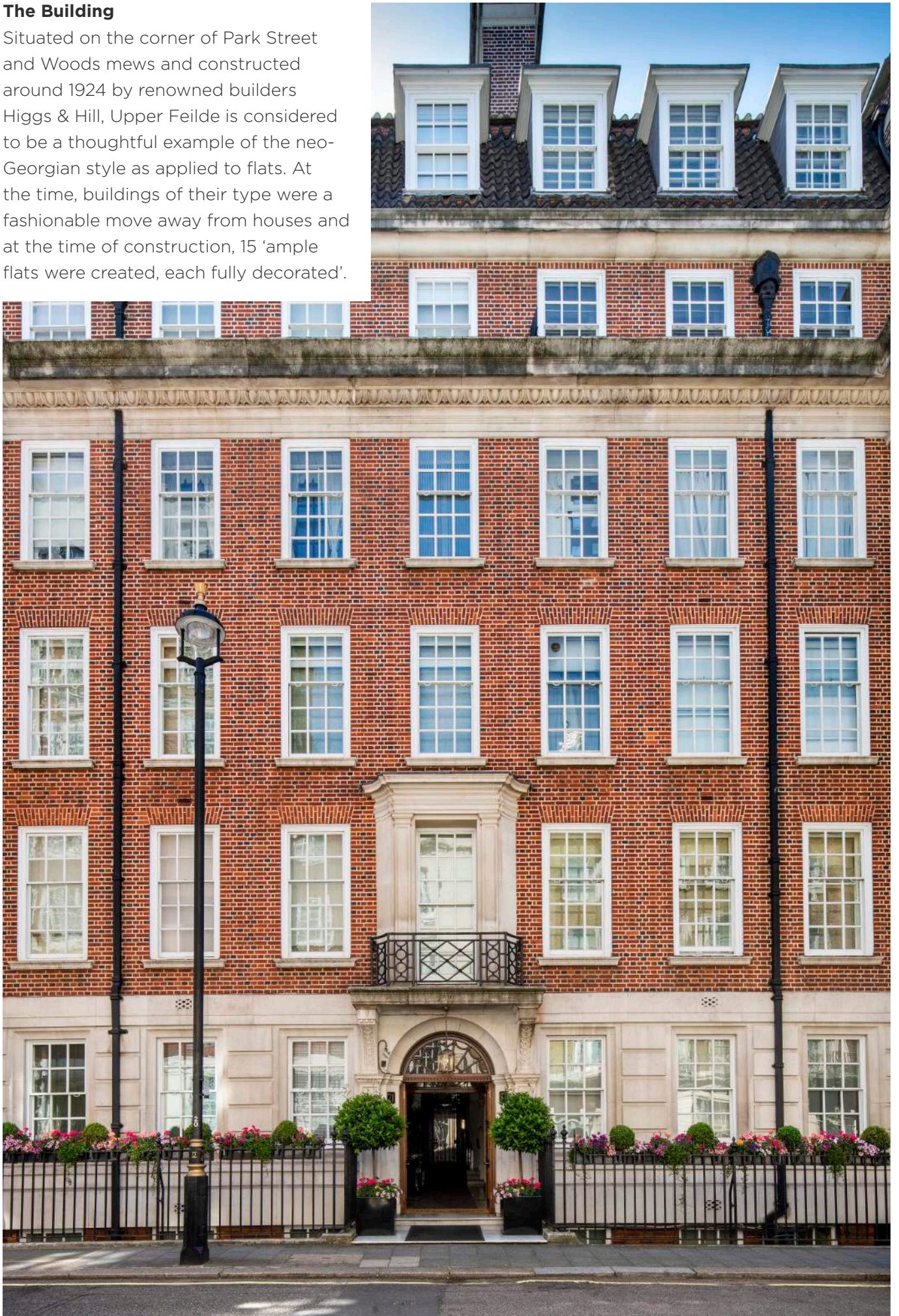




Park Street, Mayfair W1

## The Building

Situated on the corner of Park Street and Woods mews and constructed around 1924 by renowned builders Higgs & Hill, Upper Feilde is considered to be a thoughtful example of the neo-Georgian style as applied to flats. At the time, buildings of their type were a fashionable move away from houses and at the time of construction, 15 'ample flats were created, each fully decorated'.



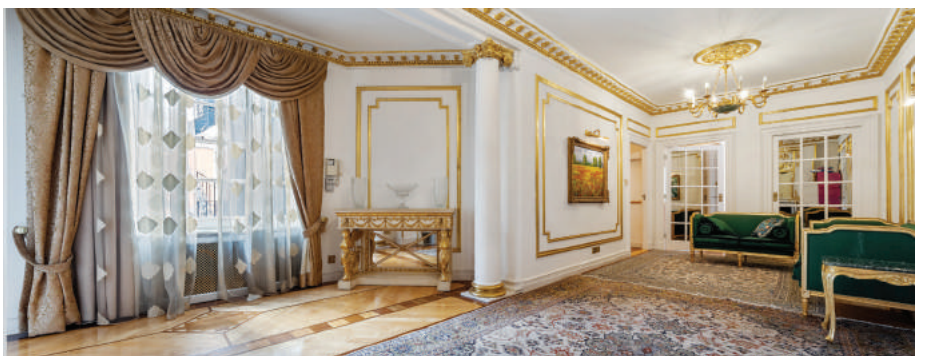
**A well laid** out lateral apartment of 2,749 square feet on the favoured Northern side of the building on the third floor, with views over both Park Street as well as the hidden Green Street Gardens.



**With a well-considered,** 'original' layout, the apartment offers a grand entrance hall, 4 bedrooms, 3 bathrooms an 'eat-in' kitchen and a double reception room almost 40 ft in length.

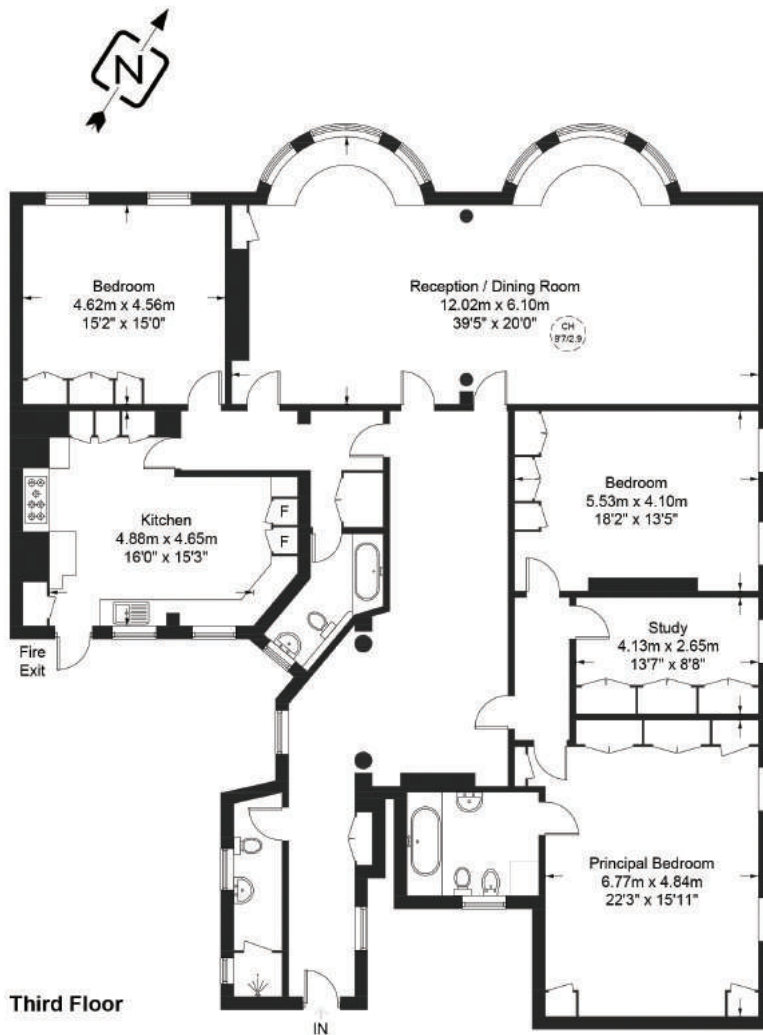


**Whilst it undoubtedly** presents well, the apartment could certainly benefit from a programme of modernisation and alteration subject to the necessary consents.



## Park Street, Mayfair W1

Approximate Gross Internal Area  
255.4 sq m (2,749 sq ft)



## ACCOMMODATION

- Grand Entrance Hall
- Master Bedroom with en-suite bathroom
- 2 further bedrooms
- Study/bedroom 4
- 2 further shower rooms
- Eat-in kitchen
- Double Drawing room
- Duel Aspect
- 24 hour porter
- Large Passenger lift
- Separate staff room (held on a separate licence)

Park Street is a well-regarded address, conveniently located to benefit from the impressive selection of world renowned restaurants, bars and hotels, as well as diverse retail offerings in the immediate vicinity.

### Floorplans:

Not to scale, for guidance only and must not be relied upon as a statement of fact.

All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).

**Asking Price: £8,250,000**  
**Lease Length: Approx. 91 years remaining**  
**Service Charge: Approx. £18,500 p/a**



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