



SUSAN METCALFE
RESIDENTIAL



PARK STREET, MAYFAIR, W1

£1,500,000

Bedrooms	2
Bathrooms	2
Surface	889 sqft
Tenure	Leasehold 104 years
Service Charge	£6,946
Outdoor Space	None
Parking	Residents Permit
Council Tax	Council Tax Band: E(Westminster)

PRIME MAYFAIR 2-BEDROOM APARTMENT

A bright and spacious 2-bedroom apartment on the lower ground floor (with lift) of this elegant period red brick mansion block in the heart of prime Mayfair on the corner of Park Street and Upper Brook Street. The apartment benefits from wood flooring throughout, a spacious reception room, 2 good size double bedrooms with plenty of storage, 2 modern bathrooms including a shower room, as well as contemporary open plan kitchen with all appliances.

Features

Entrance Hall, Large Reception Room, Open-Plan Kitchen Including All Appliances, Large Principal Bedroom, En-Suite Bathroom, Second Double Bedroom, Shower Room, Lift.



020 7581 3349

www.susanmetcalfe.com

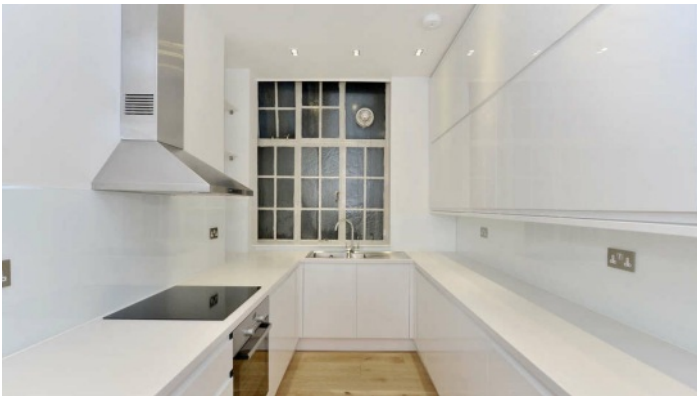
info@susanmetcalfe.com



10 HOLLYWOOD ROAD CHELSEA SW10 9HY



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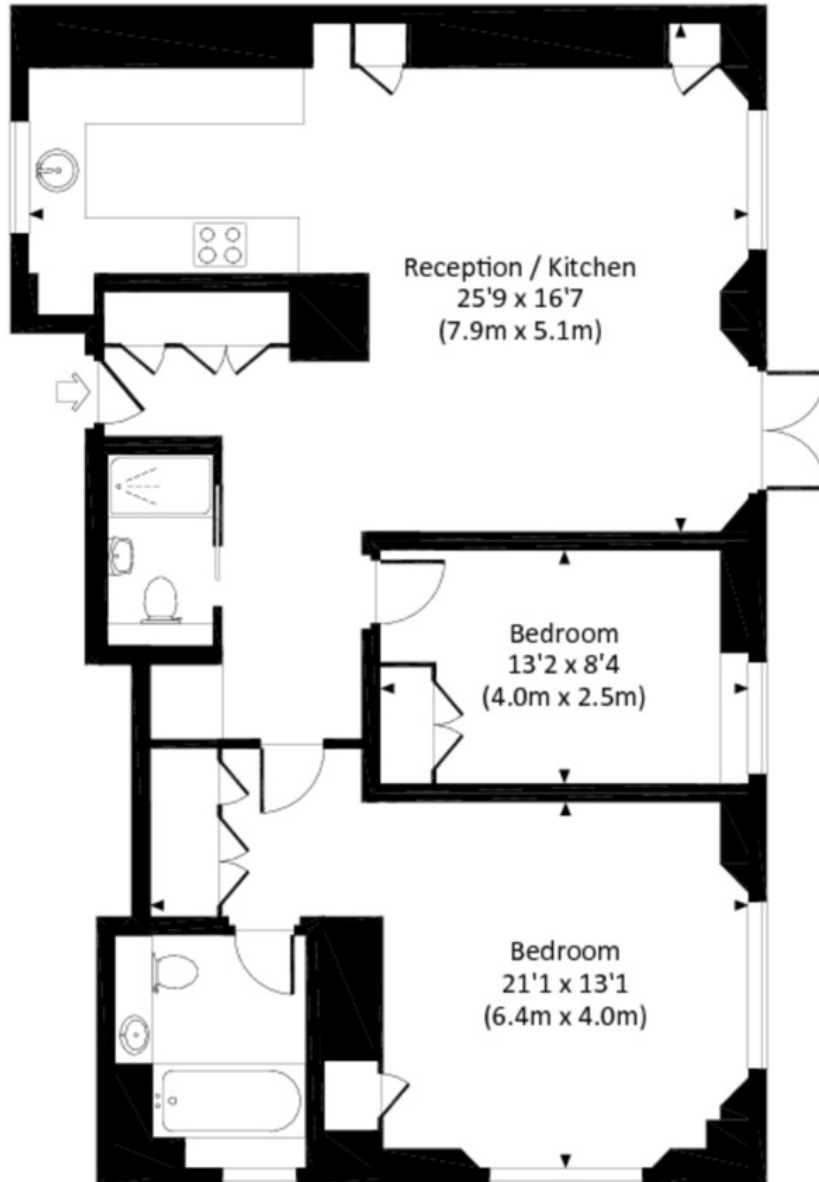




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Approx. gross internal area
889 Sq Ft. / 82.6 Sq M.



LOWER GROUND FLOOR



All measurements have been made in accordance with RICS Code of Measuring Practice which are approximate only and only for illustrative purposes. For the avoidance of doubt, Dowling Jones Design shall not be liable for any reliance on these measurements. © 2016 www.dowlingjones.com 020 7510 9991

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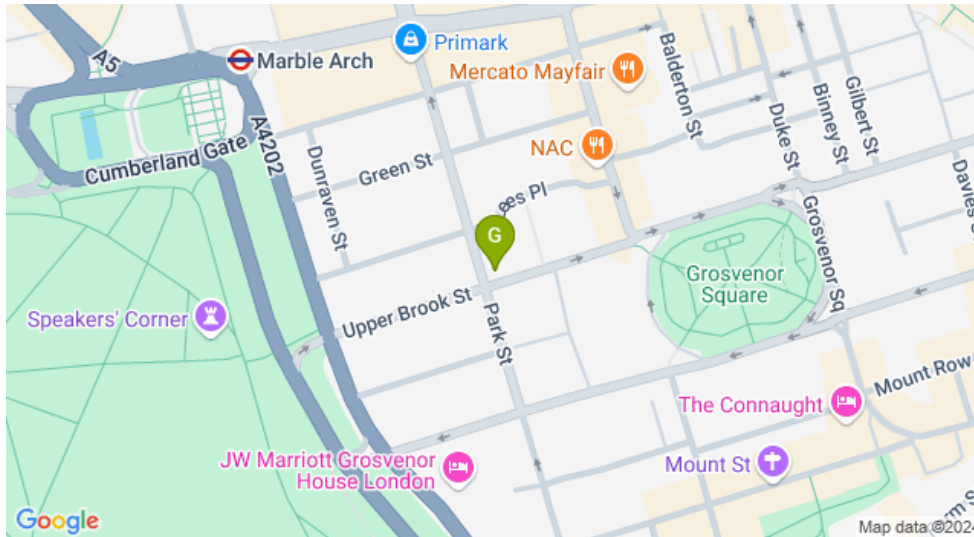


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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs (92-100) A			Very environmentally friendly - lower CO ₂ emissions (92-100) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC	69 76	England & Wales
			EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.



IMPORTANT NOTICE

Susan Metcalfe Residential, their clients and any joint agents give notice that: 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: 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 necessary planning, building regulation or other consents and Susan Metcalfe Residential have not tested any services, equipment or facilities.

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