



Brook House Park Lane W1

savills

IMPRESSIVE FOURTH FLOOR LATERAL FLAT FACING HYDE PARK.

A lateral flat of approximately 3,698 sq ft on the fourth floor of a highly regarded, modern block on Park Lane. The flat benefits from a 44.3 ft reception room facing Hyde Park, and five en suite bedrooms. There are four balconies and two underground parking spaces. The flat benefits from a lift and 24 hour porterage. There is also a service lift.



LOCATION

Brook House is situated on Park Lane between Upper Brook Street and Woods Mews, it is conveniently situated for the restaurants, shops and amenities of Mayfair.

ACCOMMODATION

Entrance hall | Reception room | Kitchen/breakfast room with balcony
Master bedroom with balcony, en suite bathroom and two en suite dressing rooms | Second bedroom with balcony and en suite bathroom
Three further en suite bedrooms | Utility room | Guest cloakroom

- | Facing Hyde Park
- | Fourth floor
- | Lift and 24 hour porter
- | Two underground parking spaces
- | 44.3 ft reception room
- | Approx 3,698 sq ft of lateral space
- | EPC = C

TERMS

Tenure Leasehold, approximately 169 years,
6 months remaining

Service Charge £37,664 approximately per annum

Ground Rent £3,000 including ground rent for two
parking spaces

Guide Price £19,950,000 Subject to Contract





GROSS INTERNAL
AREA (APPROX.)
344 SQ M - 3,698 SQ FT
NOT TO SCALE

Fourth Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	74	76
(55-68) D		
(39-54) E		
(23-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Viewing: Strictly by appointment with Savills.

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