

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

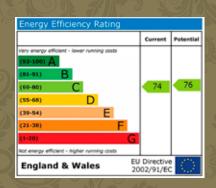
Tenure Leasehold, approximately 169 years, 6 months remaining Service Charge £37,664 approximately per annum Ground Rent £3,000 including ground rent for two parking spaces Guide Price £19,950,000 Subject to Contract











## OnThe Market.com

#### Viewing: Strictly by appointment with Savills.

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Savills Mayfair 36 North Audley Street, London W1K 6ZJ mayfair@savills.com 020 7578 5100 savills.co.uk

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