



OLD PARK LANE
MAYFAIR WI

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An elegant and impressive lateral flat on the fourth floor of a prestigious building with views over Green Park.

With high ceilings in all the principal rooms the property extends to approximately 5,068 sq ft making it one of the largest lateral flats in Mayfair.











The property extends to approximately 5,068 sq ft and has a spacious and grand entrance hall with beautiful detailed corning.

The drawing room and dining room have wonderful views over Green Park, Hyde Park Corner and Piccadilly.

There is a further reception room off the main drawing room which is currently used as the TV room and opens onto the drawing room.

The master bedroom features a walk in dressing room and there are 4 further bedrooms with en-suite bathrooms.

The entrance hall, reception rooms and principal bedrooms have ceiling heights of 4.4m.

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GLOUCESTER HOUSE

Work started on Gloucester House in 1904 and was completed in 1908. The architects, Thomas Collcutt and Stanley Hamp also worked on the Savoy Hotel and Lloyds Registry in the City of London. Gloucester House was fully restored in the 1990's into exclusive apartments which retained many of the original classical and Art Nouveau features from the original design. The building has a discreet entrance hall and is served by 24hr portage.

LOCATION

Gloucester House is located on the corner of Old Park Lane and Piccadilly and is well placed for the fine dining and exclusive shopping of Mayfair and St James's.









ACCOMMODATION

Entrance hall
Drawing room
Study
Dining room
Kitchen
Master bedroom suite
4 Further bedroom suites
Cloakroom

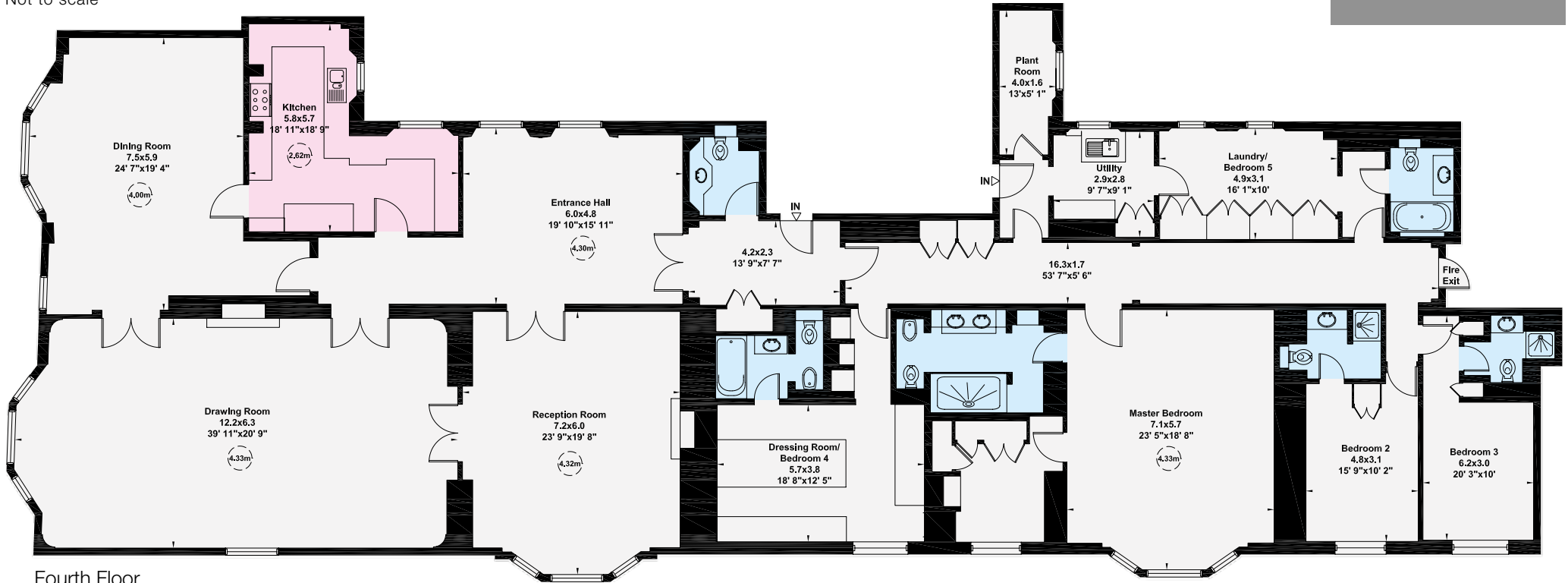
TERMS

Leasehold: Approximately 980 years remaining
Service Charge: Approximately £60,140.23 for the year ending June 2018
Guide Price: £24,500,000
Ground Rent: £100 per annum

GROSS INTERNAL AREA (APPROX)
471 SQ M/5068 SQ FT



Not to scale



Fourth Floor

Viewing: Strictly by appointment with Savills.

Important notice

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Brochure, Photography and Floor plan by **capital group** 020 8671 5448



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