

# UPPER FEILDE

71 PARK STREET, LONDON, W1K 7HN



## ACCOMMODATION

Open plan reception and dining room | Entrance hall | Kitchen/breakfast room/family room | Principal bedroom with en suite bathroom | 3 further bedrooms (2 en suite) | Shower room | Cloakroom | Air conditioning  
 Leasehold: approximately 107 years remaining | Guide Price: £9,000,000 | Service charge: approximately £3,335 per annum | Ground rent: peppercorn



## DESCRIPTION

A beautifully presented lateral flat on the fourth floor of this period purpose built block which benefits from a lift and uniformed porter.

The apartment opens up into a large and bright entrance hall, at the end of which sits a beautifully decorated reception and dining room. The apartment also features a spacious kitchen and breakfast room, with an open plan family room, 4 double bedrooms (3 en suite bathrooms), further shower room and a cloakroom.

## LOCAL INFORMATION

Situated between Park Lane and Grosvenor Square, and offering easy access to the world class restaurants, hotels and luxury retail of Mayfair and the West End.

The Royal park of Hyde Park is nearby (0.2 mile).

The closest underground stations are Marble Arch (0.2 mile) and Bond Street station (0.3 mile), which will also benefit from Crossrail.

Please note all distances are approximate.



# FLOOR PLANS

Gross internal area  
 266 Sq. metres  
 2868 Sq. feet



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		62
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			



FOURTH FLOOR

**Important notice**

Savills, 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 Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 210922AS Brochure by fourwalls-group.com

**SAVILLS MAYFAIR**

36 North Audley Street  
 Mayfair, London, W1K 6ZJ  
 mayfair@savills.com  
 02075785100

savills.co.uk

