

FOUNTAIN HOUSE

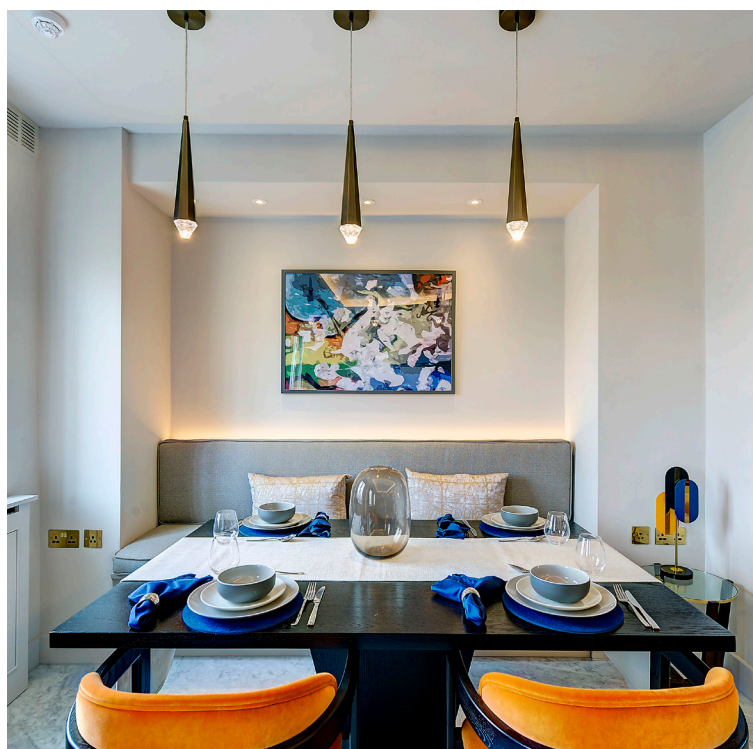
MAYFAIR, LONDON, W1K



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ACCOMMODATION

Open plan reception / dining room | Separate fully fitted kitchen | Principal bedroom suite | Further double bedroom suite
| Guest cloakroom | Air conditioning | Lift access | 24 hour portage
Leasehold: approximately 169 years remaining | Guide price: £3,750,000





ABOUT THIS PROPERTY

A stunning two bedroom apartment located on the sixth floor of a highly sought after residential building in Mayfair with 24 hour portage lift and well presented communal areas.

The brand newly developer apartment is beautifully presented throughout and has been designed to the highest specification with an impressive reception / dining room with bespoke cabinetry and excellent natural light. The property also comprises a separate and fully integrated kitchen, two large double bedrooms with built in wardrobes and stunning marble en suite bathrooms and a guest cloakroom. The apartment also features air conditioning throughout.

The apartment is light infused and benefits from charming rooftop views across Mayfair.

LOCAL INFORMATION

Fountain House is located in Mayfair, on the east side of Park Lane, ojust moments from Hyde Park and the world class amenities, boutique shops and fine dining restaurants of Mayfair.

Transport links for the property are excellent with the closest tube stations being: Marble Arch (0.3 miles), Bond Street (0.4 miles).

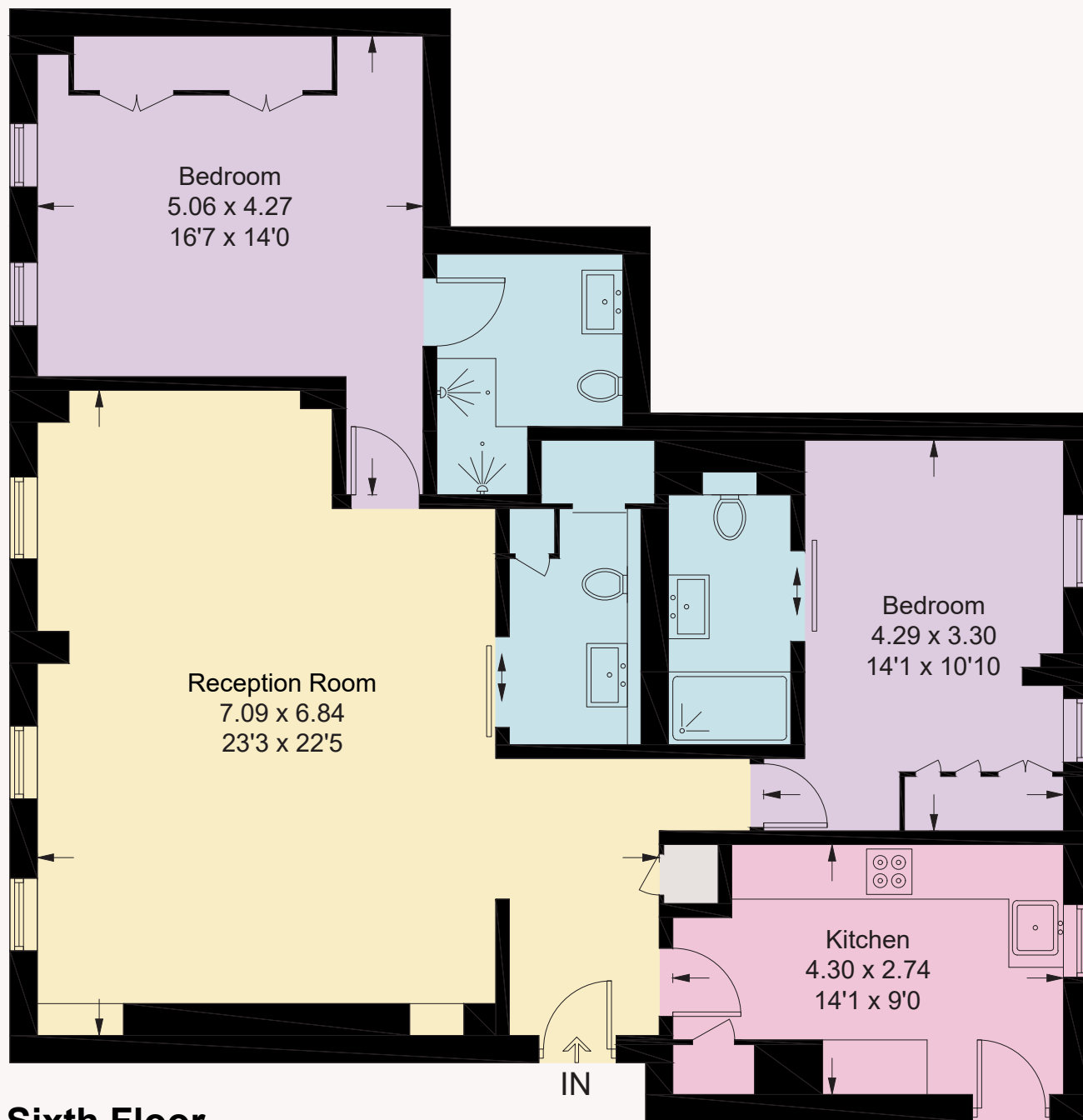


FLOOR PLANS

Approximate Gross Internal Area = 105.3 sq m / 1134 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	74	81
	EU Directive 2002/91/EC	



Sixth Floor

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