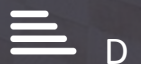


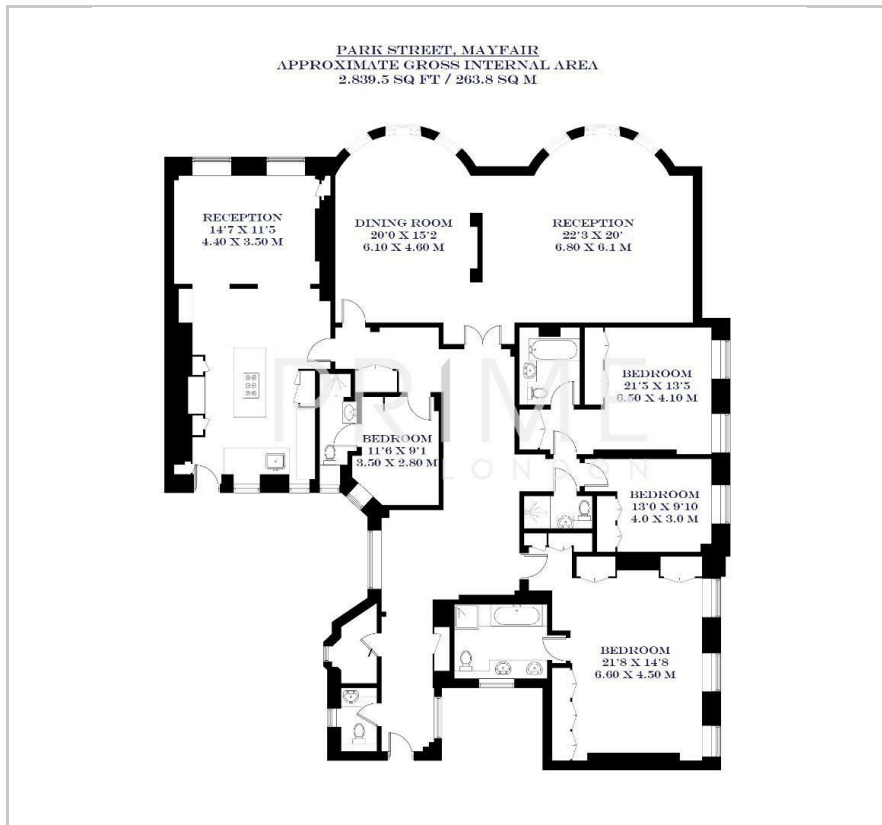
## Upper Feilde

71 Park Street, Mayfair, W1K 7HN

£8,500,000



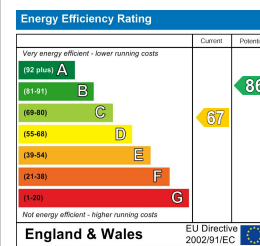
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

By appointment. Contact us on 0207 052 1075 if you wish to arrange a viewing appointment for this property, or require further information.

- Four bedroom apartment
- 2839.5 sq ft / 263.8 sqm
- Two spacious reception areas
- All bedrooms accompanied by an en-suite bathroom
- Just 0.3 miles to Bond Street station
- Porter and lift access



**Investment Sale** - This elegantly designed four-bedroom apartment, located in one of Mayfair's premier buildings, is available for sale through Prime London. The property is available with the benefit of the current tenancy, returning some £204,000 per annum.

Spanning over 2,850 square feet, the property includes an open-plan reception and dining room, a kitchen/breakfast room, a TV area, a principal bedroom with an en suite and ample wardrobe space, three additional bedroom suites, and a cloakroom. It is furnished to the highest standard throughout and epitomises Mayfair living.

Park Street lies in the heart of Mayfair, a short stroll from the beautiful open spaces of Hyde Park and Green Park. The location is ideal for enjoying the luxurious restaurants and designer boutiques of Mount Street and is close to the prestigious Grosvenor Square and Berkeley Square, home to exclusive private members' clubs like Annabel's.

The area is rich with designer retailers on Old Bond Street, and the shopping, dining, and entertainment options of Oxford Street and Regent Street are also nearby. Park Street benefits from excellent transport links, with Bond Street station just 0.3 miles away.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.