



# WEDGEWOOD ESTATES

*Residential Sales & Lettings*

## **FREEHOLD House in Park Street, Mayfair, W1K**

An exceptional Six-storey Grade II listed house in the heart of prestigious Mayfair, moments away from the world-famous green spaces of the Royal Parks and within close proximity of the capital's most renowned restaurants, galleries and designer boutiques. The property, measuring over 7,000 SqFt, has been interior designed to the highest standard featuring the finest materials, lighting and bespoke joinery, whilst maintaining a wealth of period features.

The first floor offers the perfect entertaining space with an elegant main drawing room and a family reception room with high ceilings providing the ideal wall space for fine art pieces.

The top three floors each accommodate a Master Bedroom with en-suite shower room and impressive dressing area with extensive wardrobe space. There are a further six bedrooms with the benefit of luxurious en-suites



**FREEHOLD : ENTRANCE HALL : OFFICE : DINING ROOM : KITCHEN :  
RECEPTION ROOM : DRAWING ROOM : 9 BEDROOMS WITH EN-SUITE  
SHOWER ROOMS : SELF-CONTAINED STUDIO : CHEF'S KITCHEN : 4  
GUEST / STAFF BEDROOMS : 3 GUEST / STAFF SHOWER ROOMS : EPC**

**Price on Application**

**Tel: 020 7603 7121**

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sales@wedgewoodestates.co.uk rentals@wedgewoodestates.co.uk

## **FREEHOLD House in Park Street, Mayfair, W1K**

### SUBJECT TO CONTRACT

#### **TERMS:**

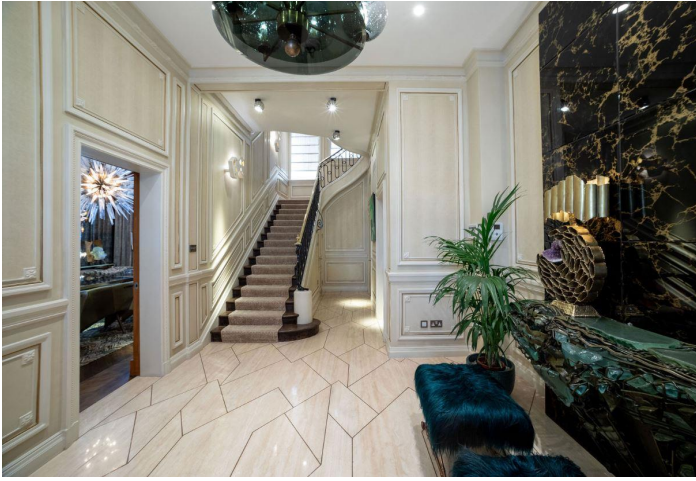
TENURE: Freehold

Price on Application

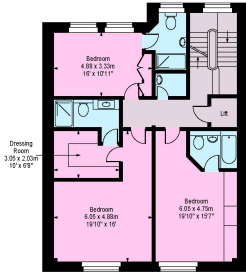
### **IMPORTANT NOTICE**

Wedgewood Estates hereby give notice to anyone reading these particulars that :-

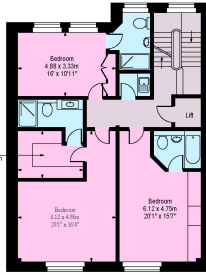
1. These particulars are prepared for the guidance only of prospective purchasers. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and NOT as a statement of fact.
2. The photograph(s) depict only certain parts of the property. It should not be assumed that any content/furnishings/furniture, etc., photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s).
3. Measurements are approximate and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey, nor tested the services, appliances and fittings.
4. Where there is a reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement, these matters must be verified by the prospective purchasers that any necessary planning or building regulations have been obtained.
5. With regard to the tenure and service charges of the property, in many instances we have to rely on information supplied to us by the vendor or main agent. Tenure and service charge details MUST therefore be verified by prospective purchasers or their solicitors prior to purchase.



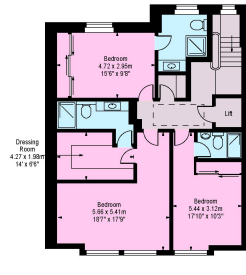
Park Street, Mayfair, W1K



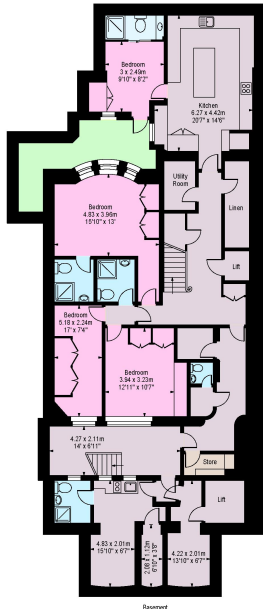
Second Floor



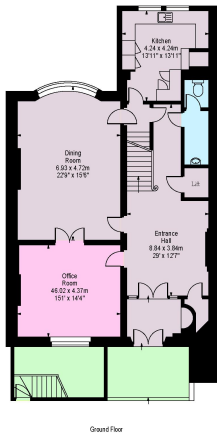
Third Floor



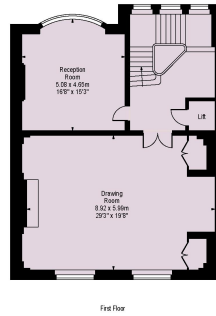
Fourth Floor



Basement



Ground Floor



First Floor

Approx Gross Internal Area 7334 Sq Ft - 681.33 Sq M

This floor plan should be used as a general guide only and does not constitute a contract. Any errors or omissions in the plan shall be deemed to be the responsibility of the client. The client shall be responsible for the accuracy of the information provided. Any details, measurements or dimensions are subject to change and should be checked on site prior to construction.

# Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
92-100 <b>A</b>		
81-91 <b>B</b>		
69-80 <b>C</b>		78
55-68 <b>D</b>	63	
39-54 <b>E</b>		
21-38 <b>F</b>		
1-20 <b>G</b>		
Not energy efficient - higher running costs		

**England & Wales**

EU Directive  
2002/91/EC

