





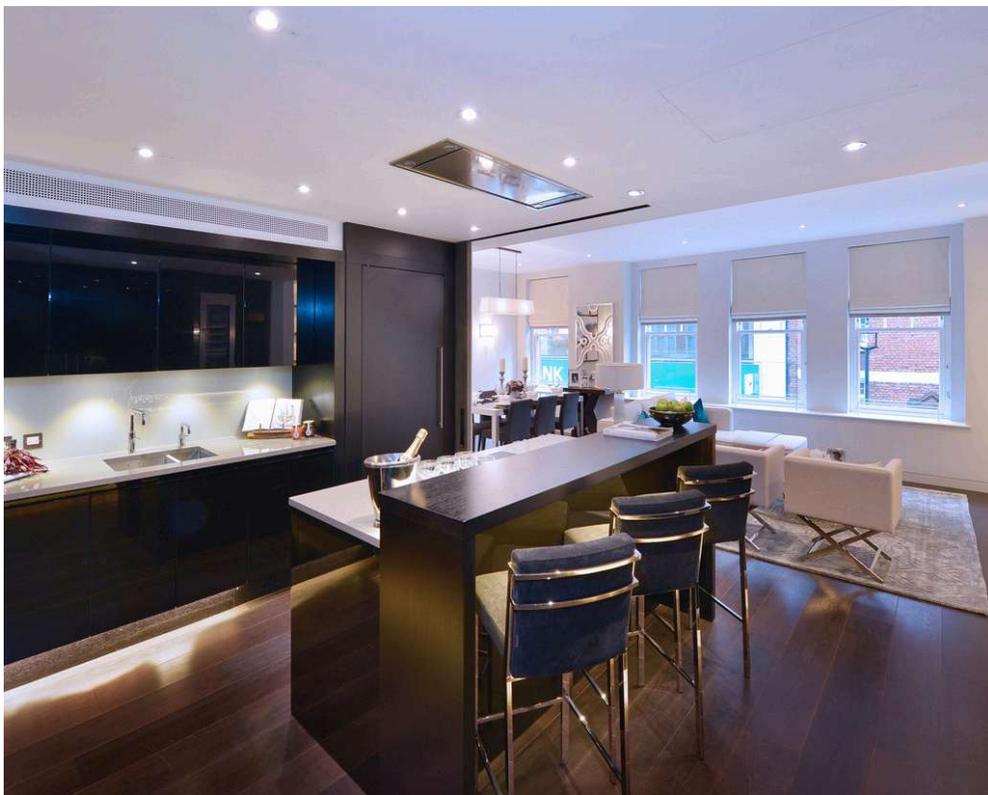
## KEY FEATURES

- Day concierge
- Bespoke kitchen with integrated lighting and Gaggenau appliances
- Bedrooms enjoying direct access to a private terrace
- Finished to the highest of specifications
- Air conditioning
- Lift access

This two bedroom, two bathroom apartment has been finished to the highest of specifications using the finest materials and latest “smart home” technology. The apartment comprises an open-plan living area with a beautiful bespoke kitchen with integrated lighting and Gaggenau appliances along with natural oak flooring. The bathrooms are created out of Galina limestone and silver travertine which helps create a sensual and relaxing atmosphere.

The Grade II listed building holds its classic original features and consists of a lift, a dedicated on-site concierge and storage lockers for all apartments.

With its central location and excellent public transport facilities, Mayfair allows easy access to the rest of London. Nearby underground stations include Bond Street (Central and Jubilee lines), Marble Arch (Central Line), Green Park (Jubilee, Piccadilly and Victoria lines) and several regular and varied bus services further improve accessibility.



2 BEDROOM



2 BATHROOM



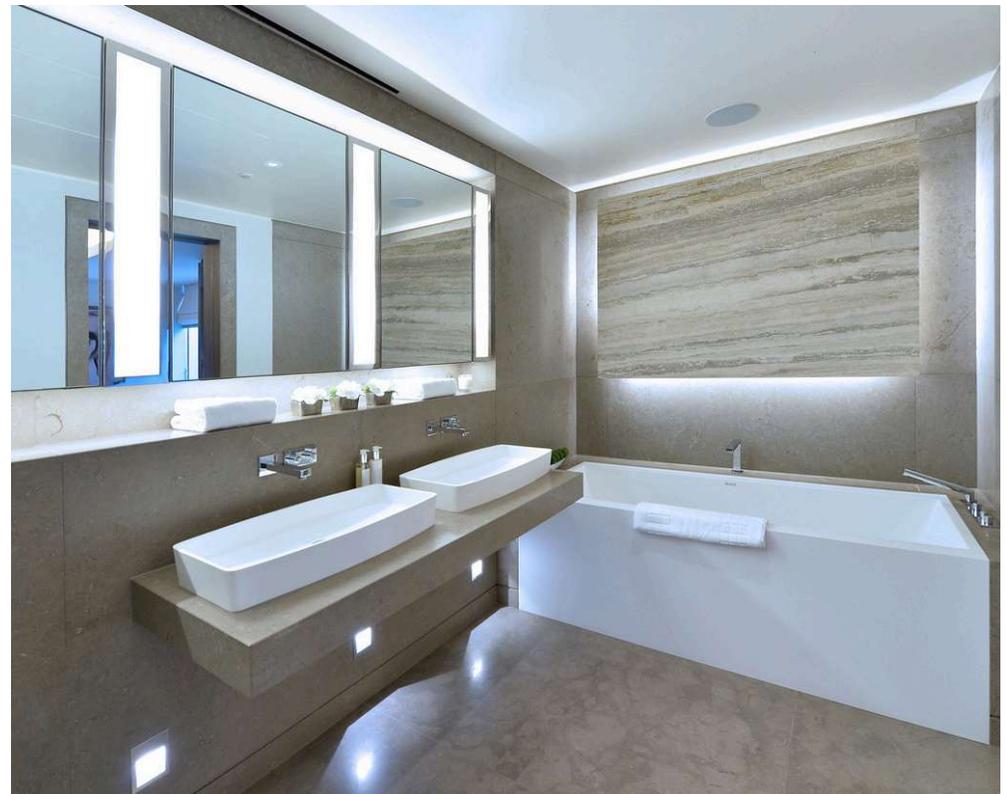
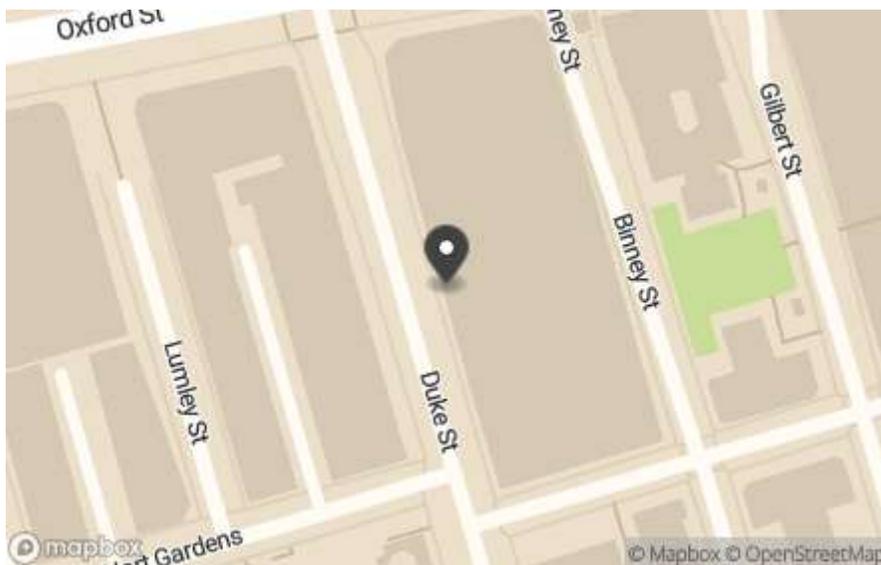


#### ACCOMODATION

Open-plan living, dining and kitchen  
Principal bedroom with ensuite bathroom  
Second bedroom with ensuite bathroom  
Two private terraces  
WC

#### LOCATION

With its central location and excellent public transport facilities, Mayfair allows easy access to the rest of London. Nearby underground stations include Bond Street (Central and Jubilee lines), Marble Arch (Central Line), Green Park (Jubilee, Piccadilly and Victoria lines) and several regular and varied bus services further improve accessibility.







FIRST FLOOR

APPROX. GROSS INTERNAL AREA\*  
1501 FT<sup>2</sup> - 139.44 M<sup>2</sup>

Property Details:

FLAT 1.04  
65 DUKE STREET  
W1

Plans Drawn: 13.05.2016

Surveyed and Drawn By:



Sunnyhill House  
3-7 Sunnyhill Road  
London, SW16 2UG

Tel: 0845 257 2023  
Fax: 0845 257 2024  
info@bkrfloorplans.co.uk  
www.bkrfloorplans.co.uk  
© BKR 2016



24 Curzon Street,  
London, W1J 7TF  
londoninformation@beauchampstates.com  
020 7499 7722

TERMS  
Price: £3,500 per week  
Council Tax Band: H  
Viewing: By appointment only

These particulars have been produced as a general guide for this property only and no other purpose. They are not an offer or contract. You should not rely on statements in these particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Neither any primary agent or joint agent has any authority to make or give any representations or warranties in relation to the property, and accordingly any information given is entirely without responsibility on the part of the agents or lessor(s). The photographs show only certain parts of the property as they appeared at the time they were taken. Any areas, measurements and distances given are approximate only. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained nor have any services, equipment or facilities been tested. A lessee should satisfy themselves by inspection or otherwise. The VAT position relating to the property may change without notice. Please contact us for further information regarding the approved Client Money Protection (CMP) scheme and the property redress scheme which we are a member of.

