

FOUNTAIN HOUSE

MAYFAIR • W1







FOUNTAIN HOUSE

A well proportioned two bedroom apartment located on the sixth floor in a secure residential building near Hyde Park.

Spread over 1,141 sq ft, this lateral apartment comprises a spacious double reception room of 26ft, with three windows allowing for an abundance of natural light and views down Aldford Street towards the Grosvenor Chapel and over wider Mayfair.

The apartment further features a master bedroom with en suite bathroom and generous built in wardrobe space, a second bedroom and family bathroom. There is also a separate kitchen, entrance hallway and plenty of storage space. Fountain House also benefits from 24 hour concierge and lift access.

SITUATION

Located on prestigious Park Street, this property is surrounded by exclusive restaurants, bars, art galleries and boutiques. Opposite the open spaces of Hyde Park, Fountain House perfectly placed to enjoy all that Mayfair has to offer.



Entertainment: Mayfair is famed for its many private members clubs, including Annabel's, George, 5 Hertford Street, The Art's Club and Mark's Club to name but a few.



Restaurants: The property is well placed for a number of upmarket restaurants including Scott's on Mount Street, Alain Ducasse at The Dorchester, Hakkasan, Sexy Fish, Le Gavroche and 34.



Shopping: Fountain House is located close to Mount Street and its designer boutiques such as Celine, Dior and Christian Louboutin, and a short walk from bustling Oxford Street for world-renowned department store Selfridges.



Trains: Marble Arch tube station (0.4 miles) for the Central line and Hyde Park Corner (0.4 miles) for the Piccadilly line.

TERMS

Tenure: Leasehold approximately 85 years remaining
Service Charge: Approximately £4,202 plus a Reserve Fund contribution of approximately £1,991 semi-annually
Viewing: By appointment with Sole Agent Knight Frank Mayfair
Local Authority: City of Westminster
Guide Price: £2,850,000



Approximate Gross Internal Floor Area
106 sq.m./1,141 sq.ft.

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars

Sixth Floor