

NORTH ROW, MAYFAIR, LONDON W1

£4,600,000



## MAYFAIR SQUARE

1 Mayfair Place, London W1J 8AJ, United Kingdom

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## PROPERTY DESCRIPTION

Luxury three-bedroom lateral apartment in Mayfair.

This exceptional apartment offers an impressive 1,700 sq ft of refined living space, designed to provide both comfort and luxury in every detail. With three generously sized bedrooms and three well-appointed bathrooms, this residence is tailored to meet the highest standards of modern living.

The expansive reception room is a highlight, flooded with natural light that accentuates its spaciousness and charm. Large windows frame picturesque views of Hyde Park, creating a serene backdrop that brings nature into the heart of the home and provides a calming escape from the city's bustle.

Each bedroom is thoughtfully designed, providing ample space for relaxation and privacy. The master bedroom is a true sanctuary, complete with a private dressing room and an ensuite bathroom featuring high-end fixtures, ideal for those who appreciate a touch of luxury in their daily routine. The additional bedrooms are equally spacious and versatile, perfect for family, guests, or a home office setup.

The sleek, modern kitchen is a chef's dream, equipped with the latest high-performance appliances and finished with luxurious materials and fittings that make it as functional as it is stylish. With plenty of countertop space and storage, it seamlessly combines practicality and elegance, catering to both everyday meals and entertaining.

Situated above the prestigious Marriott Park Lane Hotel, this apartment provides access to a range of exclusive amenities. With a membership, residents can enjoy the full suite of the hotel's spa and leisure facilities, including an indoor swimming pool, private treatment rooms, and a state-of-the-art gym. This unique setup offers the privacy and comfort of home, complemented by the luxurious services and conveniences typically reserved for hotel guests.

This apartment, with its unrivalled location, exceptional design, and access to premium amenities, embodies the essence of refined London living.

Our client has requested a discreet sale; therefore, this apartment is offered as an exclusive off-market opportunity, with detailed information kept confidential. If you would like more information, please do not hesitate to contact us.



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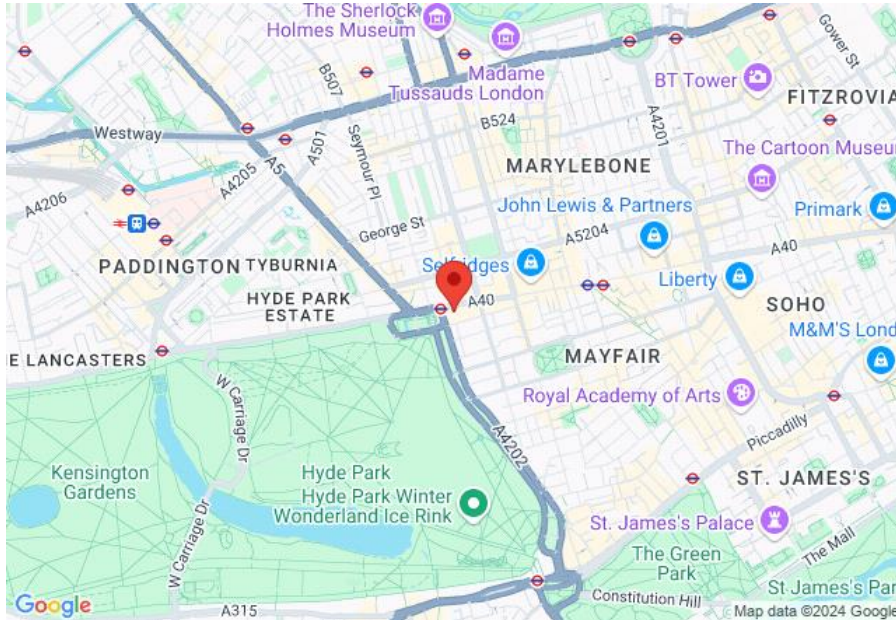
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	71	74
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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FOR MORE INFORMATION PLEASE CONTACT US

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