



CHATTERTON | REES



87A Duke Street, London, W1K 5PQ
£1,795,000





87A Duke Street

London, W1K 5PQ

- Newly Refurbished
- Grade II Listed with Fully Licenced Refurbishment
- 1 Bedroom & 1 Bathroom
- First Floor
- Grosvenor Square Views
- Long Lease

An exceptional one-bedroom apartment occupying the first floor of an elegant Grade II listed building, superbly positioned on Duke Street, immediately adjacent to Grosvenor Square in the heart of Mayfair.

The apartment has been meticulously refurbished throughout under a fully licensed programme of works, combining the character and proportions of the original period building with an exceptional standard of contemporary finish. Bespoke fixtures and fittings have been used throughout, with considerable attention paid to the quality of materials and detailing.

Positioned on the first floor, the apartment benefits from excellent ceiling heights and large sash windows, allowing an abundance of natural light throughout. The generous open-plan reception room and kitchen provides an impressive entertaining area, with bespoke cabinetry, integrated appliances and beautifully designed fitted joinery.

The well-proportioned bedroom offers excellent fitted storage and is complemented by a beautifully finished contemporary shower room. Extending to approximately 600 sq ft, the apartment has been thoughtfully designed to maximise both space and functionality.

The building's communal areas have also recently been refurbished and are presented in excellent condition.

The location is exceptional, situated on the corner of Duke Street and Grosvenor Square, with Mount Street, Bond Street, Hyde Park and the world-class restaurants, boutiques and amenities of Mayfair all moments away.

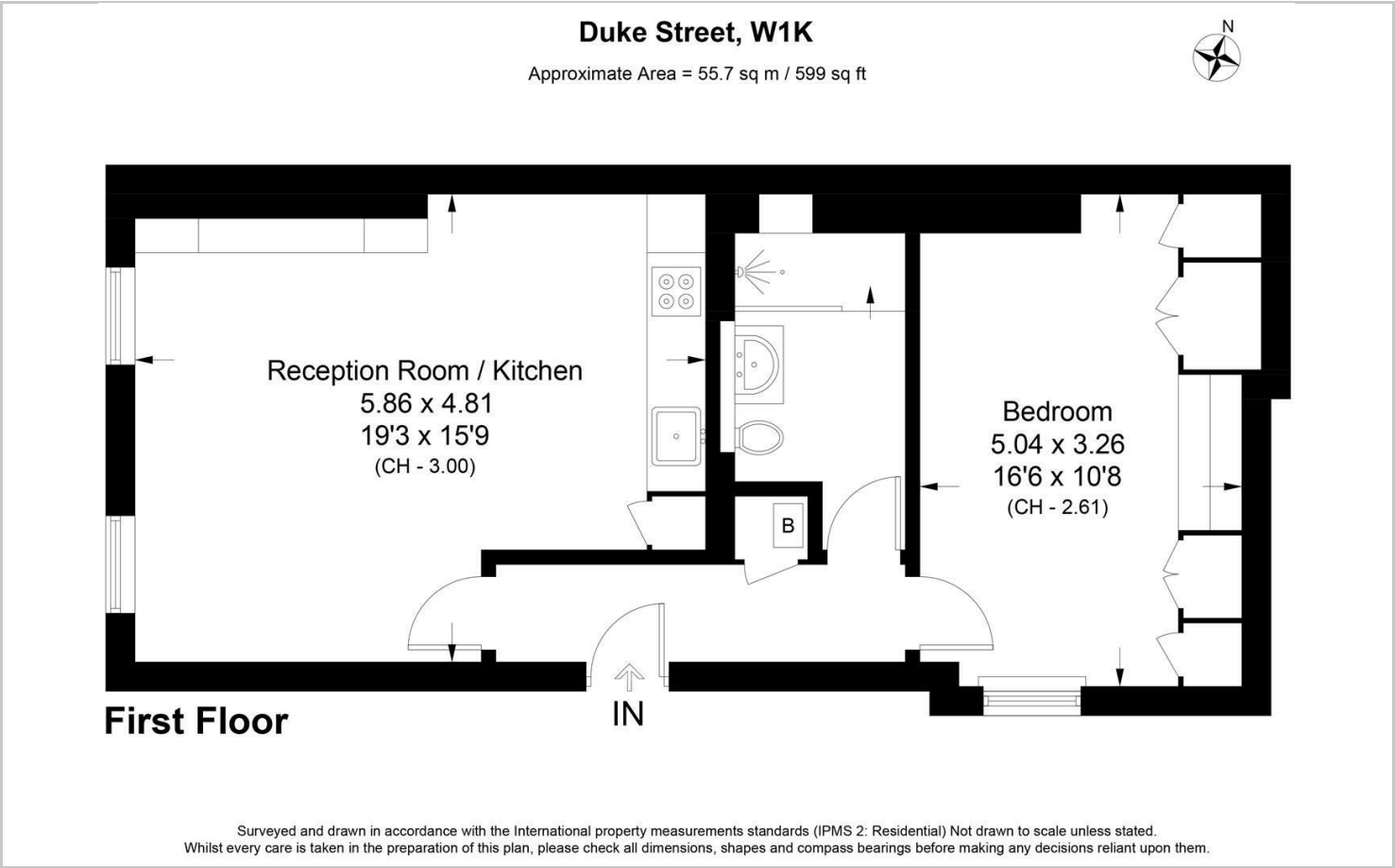
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Floor Plans

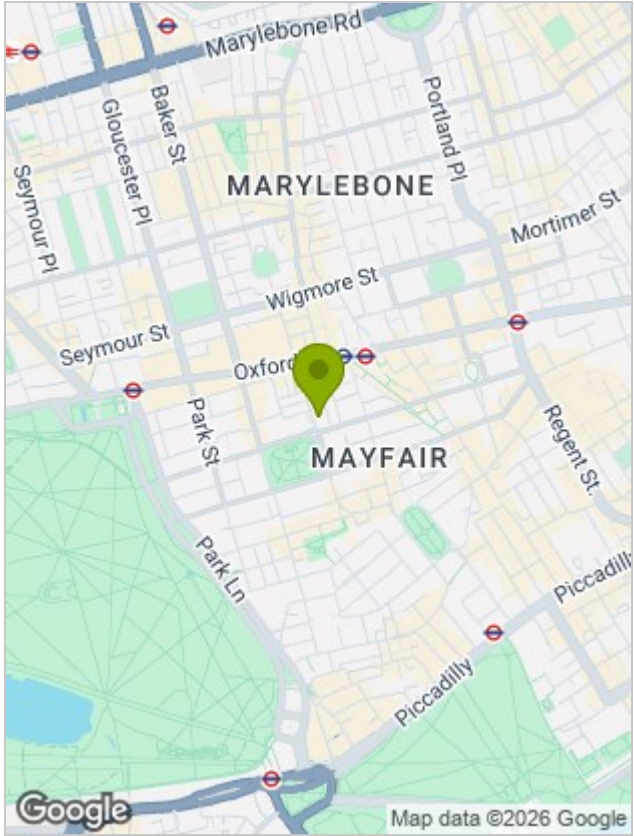


Viewing

Please contact our Chatterton Rees Office on 020 3780 0580 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Location Map



Energy Performance Graph

