



65 Duke Street, W1K

£5,900

A superb three-bedroom, north west facing apartment which has been refurbished to the highest specification whilst maintaining its traditional features such as high ceilings throughout, bay windows, cornicing & fireplaces.

The apartment is set over 2400 sq. ft. and comprises a grand reception room which is generously proportioned offering elegant living and entertaining space, a spacious well-equipped kitchen/dining room with a breakfast bar, three bedrooms with en suite bathrooms with the second bedroom leading onto private balcony, master bedroom with a dressing room and en suite bathroom, utility room with ample storage and a guest cloakroom.

Further benefits include on-site concierge, comfort cooling, lift service, a storage cupboard with each apartment located on the lower ground floor and an emergency out of hour's service.

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.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
How energy efficient - lower rating costs	Current	Target	How environmentally friendly - lower CO ₂ emissions	Current	Target
Very energy efficient - lower running costs	100 (plus) A		Very environmentally friendly - lower CO ₂ emissions	100 (plus) A	
20-40 B			20-40 B		
40-60 C			40-60 C		
60-80 D			60-80 D		
80-100 E			80-100 E		
100-120 F			100-120 F		
120-140 G			120-140 G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	