



DOVER STREET, LONDON, W1S
£2,350,000

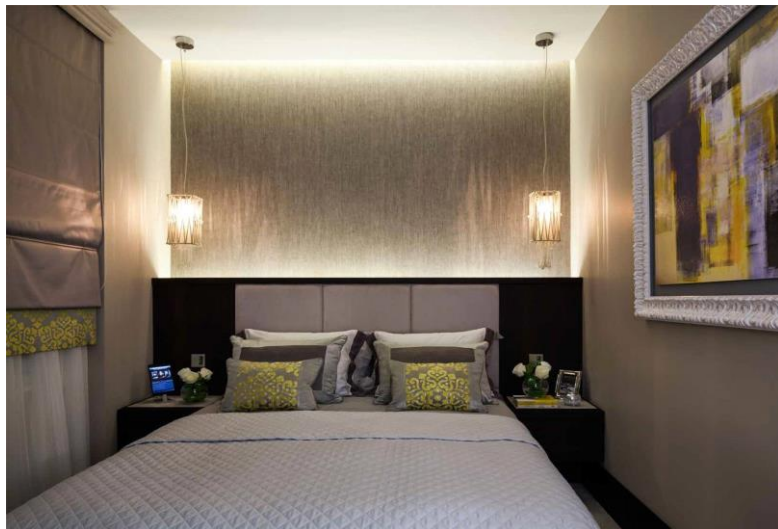
LUXURY TWO BEDROOM FLAT IN PORTERED
BUILDING.

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DESCRIPTION:

This exceptional flat is situated on the third floor of a period block at the northern end of Dover Street. The apartment consists of two double bedrooms: a generous principle bedroom suite with walk-in wardrobe and en-suite bathroom, and a charming guest room. Grand double-heighted entrance doors lead you through to the luxurious open plan living and entertaining space. The kitchen, living and dining areas all benefit from high ceilings and the abundant natural light which floods through the large bay window. Known for its Georgian architecture, Dover Street is a vibrant hub of luxury with top-tier restaurants, members clubs, galleries, and boutiques including Victoria Beckham, Acne Studios, and Christian Louboutin. Key attractions include The Arts Club, Maison Estelle and Clarendon Fine Art. Excellent transport links can also be sort, via Green Park and Bond Street stations.



Third Floor
2 en-suite bedrooms
Total area 1,141 sq ft / 106 sq m

Floorplan



Floor plans are for illustrative purposes only and are not to scale.
Internal areas are approximate.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Tenure: 968 year lease.

Service Charge: Circa £16k per annum

Ground Rent: £250 Annually (subject to increase)

Council Tax Band: H

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.