



## **RUSSELL SIMPSON**

Contemporary two-bedroom  
apartment with private terrace in  
Mayfair

DUKE STREET  
MARYLEBONE W1K

Duke Street

£2,400 <sub>P/W</sub>

BEDROOMS 2	INTERNAL  1,014 <sub>SQ FT</sub>  94 <sub>SQM</sub>	OUTDOOR  156 <sub>SQ FT</sub>	FURNISHED STATUS  Furnished
BATHROOMS 2		EPC  C	COUNCIL TAX  Westminster City, H



## The Property

A beautifully designed first-floor apartment presented in superb condition.

Entering the flat, the generous reception room features large windows with Roman blinds that fill the space with light. Built-in shelving provides elegant storage and display space, while dark wooden floors add warmth throughout. The contemporary kitchen is fitted with dark cabinetry and modern appliances, including a built-in oven.





## The Bedrooms

The principal bedroom is exceptionally spacious with ample natural light from large windows, built-in storage, and an ensuite bathroom. The second bedroom offers direct access to the private terrace through French doors. A separate bathroom provides additional convenience for the property.





## The Neighbourhood

The property includes a private terrace accessed from the second bedroom. This outdoor space has wooden decking and space for outdoor seating.

Duke Street is located in the heart of Mayfair, moments away from the upmarket boutiques and restaurants of Oxford Street and Bond Street. The area offers excellent transport links and is within easy reach of Hyde Park's open spaces.



## Duke Street, W1

### Approximate Internal Area

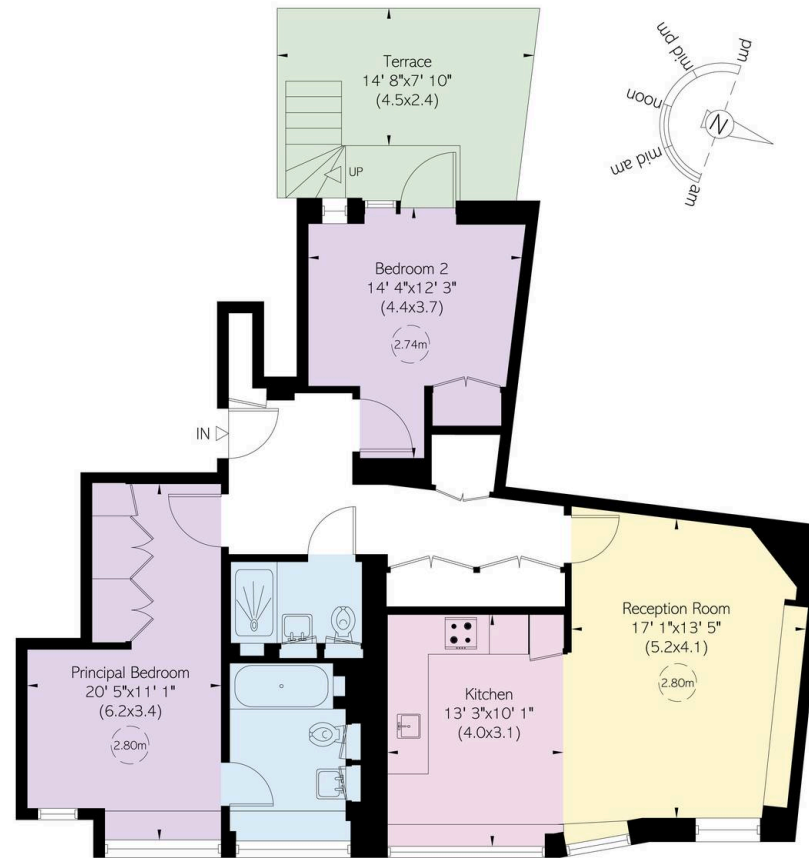
1,014 sq ft/ 94 sq m

### Outside Area

157 sq ft/ 15 sq m

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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes, and compass bearings before making any decisions reliant upon them.



First Floor

**RUSSELL  
SIMPSON**

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## Contact Us

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