



CLOSE X



## RUSSELL SIMPSON

Elegant lateral apartment with  
porter and lift in Mayfair

DUKE STREET  
MAYFAIR W1K

Duke Street

£4,900 P/W

↓



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|                |                                                                          |                                         |                                                    |
|----------------|--------------------------------------------------------------------------|-----------------------------------------|----------------------------------------------------|
| BEDROOMS<br>3  | INTERNAL<br><br>1,899 <small>SQ FT</small><br><br>176 <small>SQM</small> | OUTDOOR<br><br>100 <small>SQ FT</small> | FURNISHED STATUS<br><br>Furnished /<br>Unfurnished |
| BATHROOMS<br>3 |                                                                          | EPC<br><br>C                            | COUNCIL TAX<br><br>Westminster City                |



# The Property

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A superbly presented three-bedroom lateral flat in excellent condition.

## The Reception Room



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Entering the flat on the third floor, a welcoming entrance hall leads to an exceptionally well-proportioned reception and dining area with wooden floors throughout. The spacious living room features built-in bookcases flanking an elegant fireplace with a mounted television above, creating a sophisticated entertaining space. Adjacent is a formal dining area with contemporary chandelier lighting, flowing seamlessly between the reception spaces.



# The Kitchen

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The kitchen showcases sleek dark wood cabinets with integrated appliances and modern fixtures, positioned to maintain the apartment's refined flow while providing a functional cooking space with ample storage and workspace. A handy utility room is down the hall.



## The Bedrooms



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The principal bedroom offers generous proportions with fitted wardrobes in the dressing area, and benefits from an ensuite bathroom featuring marble-effect tiling and contemporary fixtures. Two additional bedrooms provide well-proportioned accommodation with excellent natural light, built-in storage, and ensuite bathrooms. A separate W/C is finished with sophisticated tiling and modern fittings.





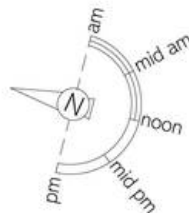
## The Neighbourhood CLOSE

The property includes a private terrace accessible from two of the bedrooms, providing outdoor space with views across the surrounding Mayfair streetscape.

Duke Street is positioned in the heart of Mayfair, moments away from Bond Street and Oxford Street stations providing excellent transport connections. The location offers unparalleled access to London's finest shopping along Bond Street and Regent Street, with upmarket boutiques, galleries, and restaurants within easy reach. The open spaces of Hyde Park and the cultural attractions of the West End are all within walking distance, making this one of London's most prestigious residential addresses. The building benefits from lift access and porter service, adding to the property's distinguished offering in this highly sought-after Mayfair location.



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## Duke Street, W1

**RUSSELL  
SIMPSON**

### Approximate Internal Area

1,899 sq ft / 176 sq m

### Including limited use area

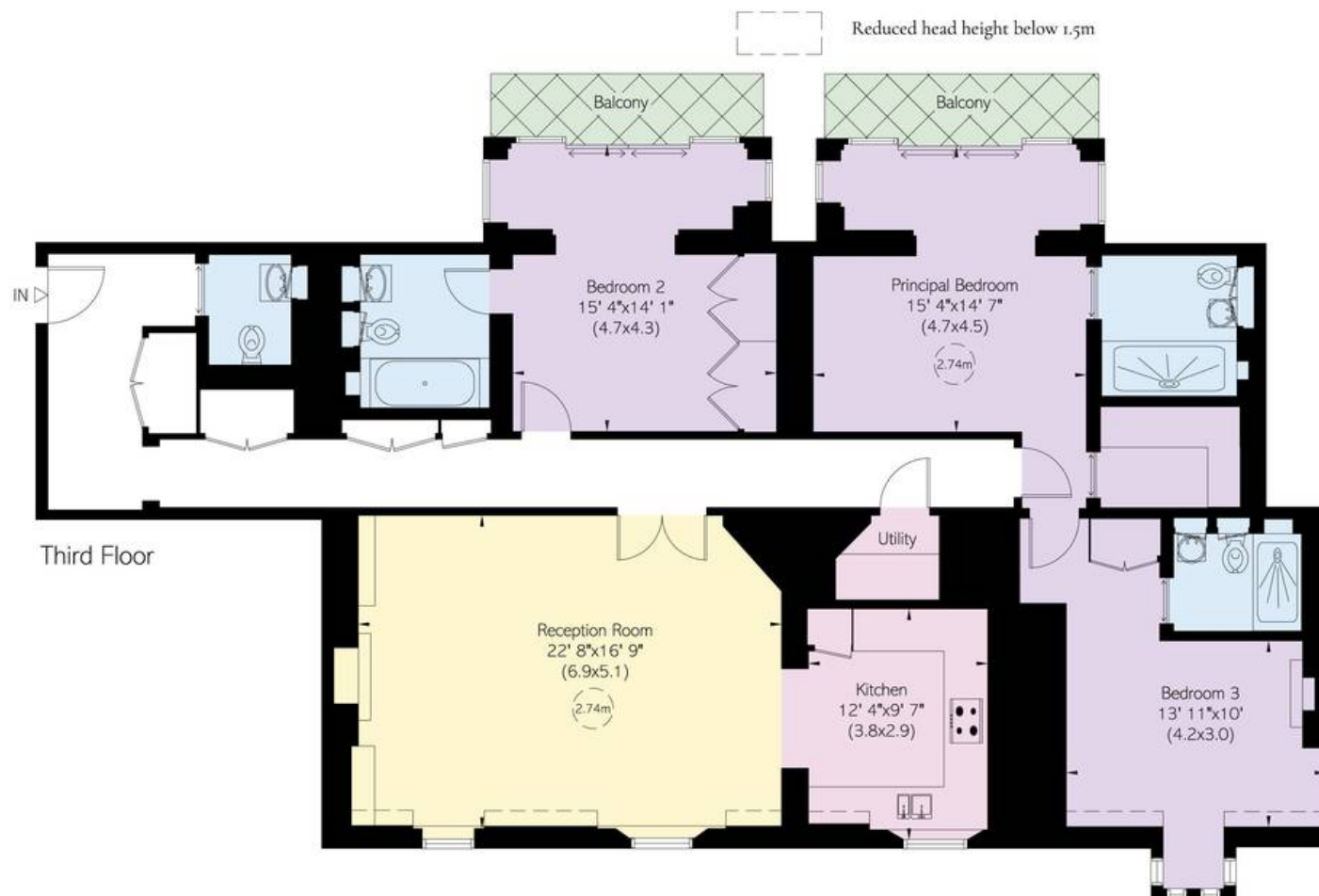
22 sq ft / 2 sq m

### Outside Area

100 sq ft / 9 sq m

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.

Reduced head height below 1.5m



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