

RUSSELL SIMPSON

Exceptional duplex apartment with
three private terraces and Hyde Park
views

PARK LANE PLACE
MAYFAIR W1K

Park Lane Place

£3,000 _{P/W}

BEDROOMS 2	INTERNAL 1,519 _{SQ FT} 141 _{SQM}	OUTDOOR 1,206 _{SQ FT}	FURNISHED STATUS Furnished
BATHROOMS 2		EPC E	COUNCIL TAX Westminster City, H



The Property

A superb newly refurbished two-bedroom apartment spanning three floors with panoramic London views.

Stepping into this distinctive property on the sixth floor, you are welcomed by a superb open-plan kitchen and dining area, designed in contemporary fashion with sleek fitted units and integrated appliances. The kitchen features an island with induction hob, whilst the dining area provides an elegant space for entertaining. This floor benefits from direct access to a generous private terrace.



The Bedrooms

Descending to the floor below, there are two generously proportioned bedrooms. The principal bedroom features a seating area, dressing room area and en-suite bathroom with double sink, whilst the second bedroom is well-proportioned with its own en-suite bathroom.



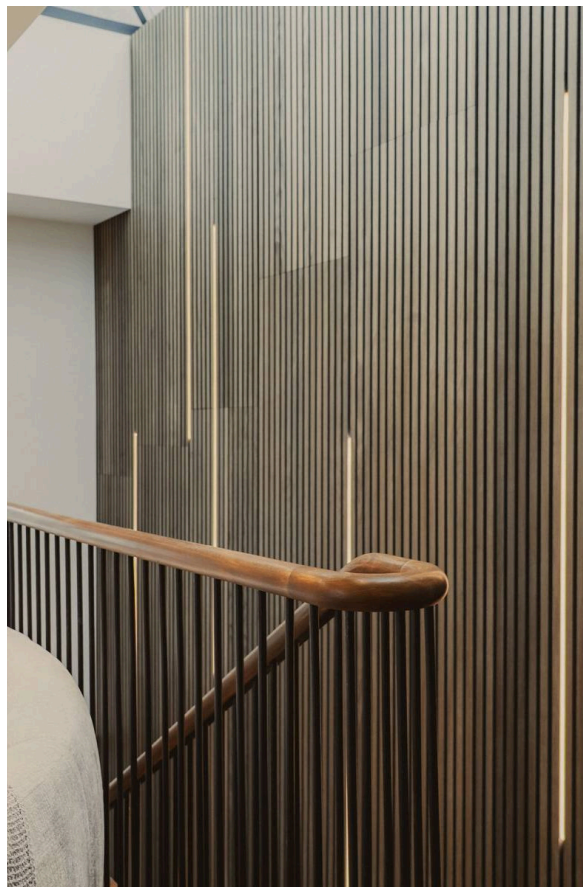


The Reception Room

The seventh floor houses a charming reception room with high ceilings and excellent natural light, complemented by a guest cloakroom. French doors lead directly onto another private terrace, creating a seamless flow between indoor and outdoor living spaces.

Amenities

Throughout the apartment, wooden floors and underfloor heating enhance the sense of luxury, whilst the considered layout maximises both space and light across all three levels. The building benefits from 24-hour concierge service, ensuring security and convenience for all occupants. At an additional cost, the property offers access to the facilities of the London Marriott Hotel including use of the gym, swimming pool, underground parking and room service.





Outdoor Spaces

The property includes three exceptional private terraces positioned across the upper floors, each offering spectacular views over the London skyline and Hyde Park. The rooftop views extend across Mayfair's distinctive architecture towards the park's verdant landscape.

The Neighbourhood

Park Lane Place occupies a prestigious address in the heart of Mayfair, moments from Hyde Park's expansive green spaces. The location provides immediate access to the exclusive boutiques of Bond Street, the renowned restaurants of Piccadilly, and the shopping destinations of Oxford Street. Marble Arch and Hyde Park Corner stations are within easy walking distance, providing excellent transport connections across London. This distinguished address places you at the centre of London's most sought-after district, where Georgian architecture meets contemporary luxury living.

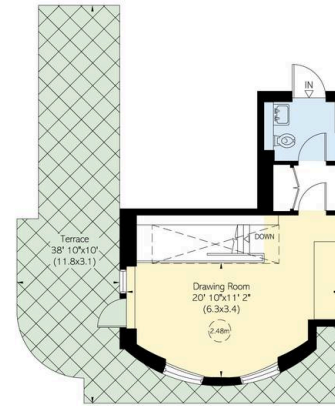
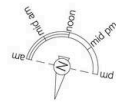


Park Lane Place,
North Row, W1

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Approximate Internal Area
1,569 sq ft / 145 sq m
Outside Area
1,206 sq ft / 112 sq m

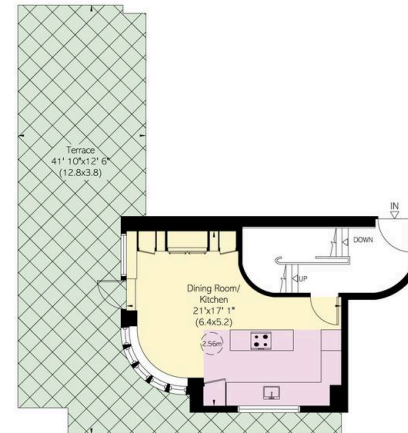
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. While every care is taken in the preparation of this plan, please check all dimensions, shapes, and complete drawings before making any decisions reliant upon them.



Seventh Floor



Fifth Floor



Sixth Floor

**RUSSELL
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