



Fountain House, Park Street, Hyde Park, W1K

Asking Price: £6,500,000

Benham
& Reeves

Fountain House, Park Street, Hyde Park, W1K

 5 Bedroom (s)  3 Bathroom (s)  Leasehold

A prestigious fifth floor apartment spanning an approximate 2,296 square feet of living space, situated in Fountain House just off the famous Park Lane with views over Hyde Park. Offered in very good decorative condition, this extremely spacious apartment has well balanced accommodation throughout. The apartment features a spacious double reception room overlooking Hyde Park, a dining area with access onto a private balcony, a family kitchen with dining space, five bedrooms, four bathrooms and an additional guest WC.

Set in one of Mayfair's most prestigious buildings, the apartment benefits greatly from smart communal areas, including a 24 hour porter and lift access to all floors. Park Street is perfectly situated to enjoy the restaurants and designer boutiques of Mount Street and the open spaces of Grosvenor Square and nearby Hyde Park. The apartment is also surrounded by five star hotels, including The Connaught and The Dorchester, as well as the world class shopping areas of Bond Street, Regent Street and the famous private members clubs; Annabel's and George.

Local transport links include Marble Arch Underground (Central line) Bond Street Underground (Central, Jubilee and Elizabeth lines) and Hyde Park Corner (Piccadilly line)





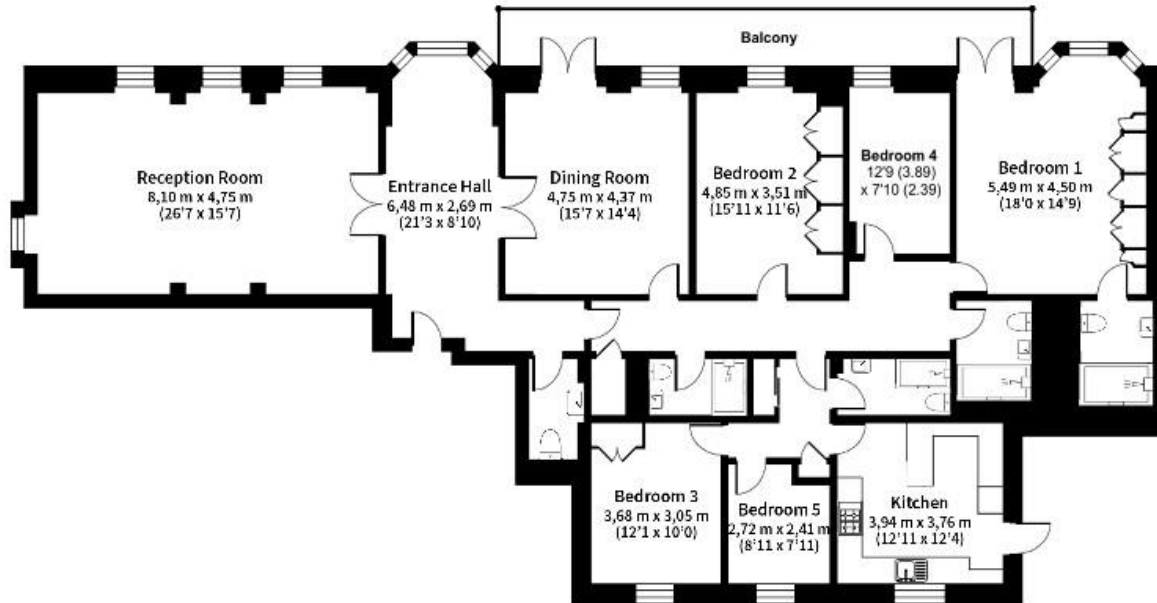
Property Features:

- Five Bedrooms
- Four Bathrooms & WC
- Fifth Floor
- 2296 Square Feet (Approx.)
- Private Balcony with Partial Views of Hyde Park
- Situated in the Heart of Mayfair
- 24 Hour Concierge
- Hyde Park Corner Underground Station (Zone 1)



5th Floor

Total Gross Internal Area
213.3 Sq/m - 2296 Sq/ft



Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	80	84
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£6,500,000
Tenure:	Leasehold Expires 24/06/2190 (Estimated) Approximately 166 Years Remaining
Ground Rent:	£500.00 (per annum) for the year 2024
Service Charge:	£27,900.00 (per annum) for the year 2024

Viewings:

All viewings are by appointment only through our Hyde Park Office.

Our reference: KEN230115

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