



# Dunraven Street

*Mayfair*

OLIVER BERNARD

LONDON





## INTRODUCTION

Nestled on a serene residential street, the lateral apartment, complete with a lift, spans 958 sq ft and boasts a generously sized reception and dining area. This space offers delightful views overlooking the private and secluded secret gardens of Green Street. The well-presented reception area seamlessly transitions into a modern, yet classically designed kitchen equipped with stylish granite counter tops and breakfast bar.

Positioned on the second floor, the apartment includes a sizable master bedroom with floor-to-ceiling windows and ample fitted wardrobe space. The second guest bedroom is equally appealing, featuring wardrobe space and a charming Juliet balcony.



# Living Room

The beautiful reception room with large dining table overlooks the stunning Green Street gardens. The room feels flooded with natural light with the addition of shadow gap lighting and a gas fire place to create a fantastic ambiance.





# Kitchen

This bright and airy kitchen has utilized every nook, with a lovely aspect, breakfast bar and Miele appliances throughout.





# Principle Bedroom

Enter into the large principle  
bedroom with Juliet balcony and  
built in storage.





The second bedroom also benefits from floor to ceiling windows onto another Juliet balcony, built in storage and great natural light.





# Bathrooms

The property has two shower rooms., both located off the hallway, right next to both bedrooms. They are done to a modern finish and are well proportioned.













# Floor Plan

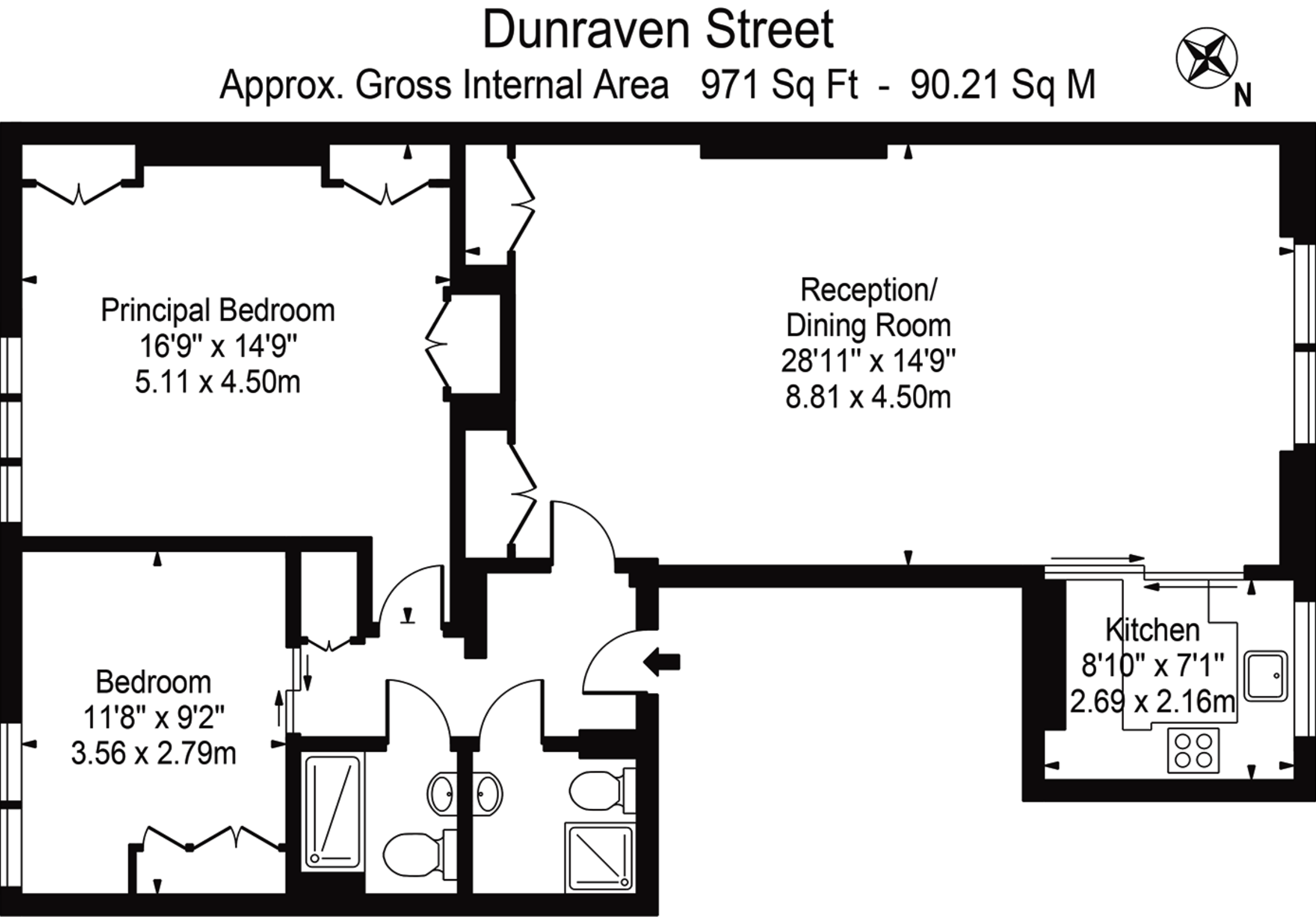
Approx. Gross Internal Area:

971 Sq Ft – 90.21 Sq M

Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.

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## Second Floor

For Illustration Purposes Only - Not To Scale

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# Location and Amenities

**Description:** Situated on a tranquil residential street in Mayfair, positioned between Park Lane and Park Street, this apartment enjoys an outstanding location, offering easy access to the renowned restaurants of Mayfair, the expansive greenery of Hyde Park and Grosvenor Square, as well as a diverse array of bars and eateries. Convenient local transport options include Marble Arch Underground Station (0.1 miles) and Bond Street Underground Station (0.3 miles), providing access to the central and jubilee lines. Please note that all distances are approximate.



x2

Principal Bedroom with fitted storage.  
Bedroom 2 with fitted storage.



x2

2 x Shower rooms



x971Sq Ft

- Lift
- Separate Kitchen
- Dining Room
- Juliet Balcony 's
- Built in Storage

## Tenure

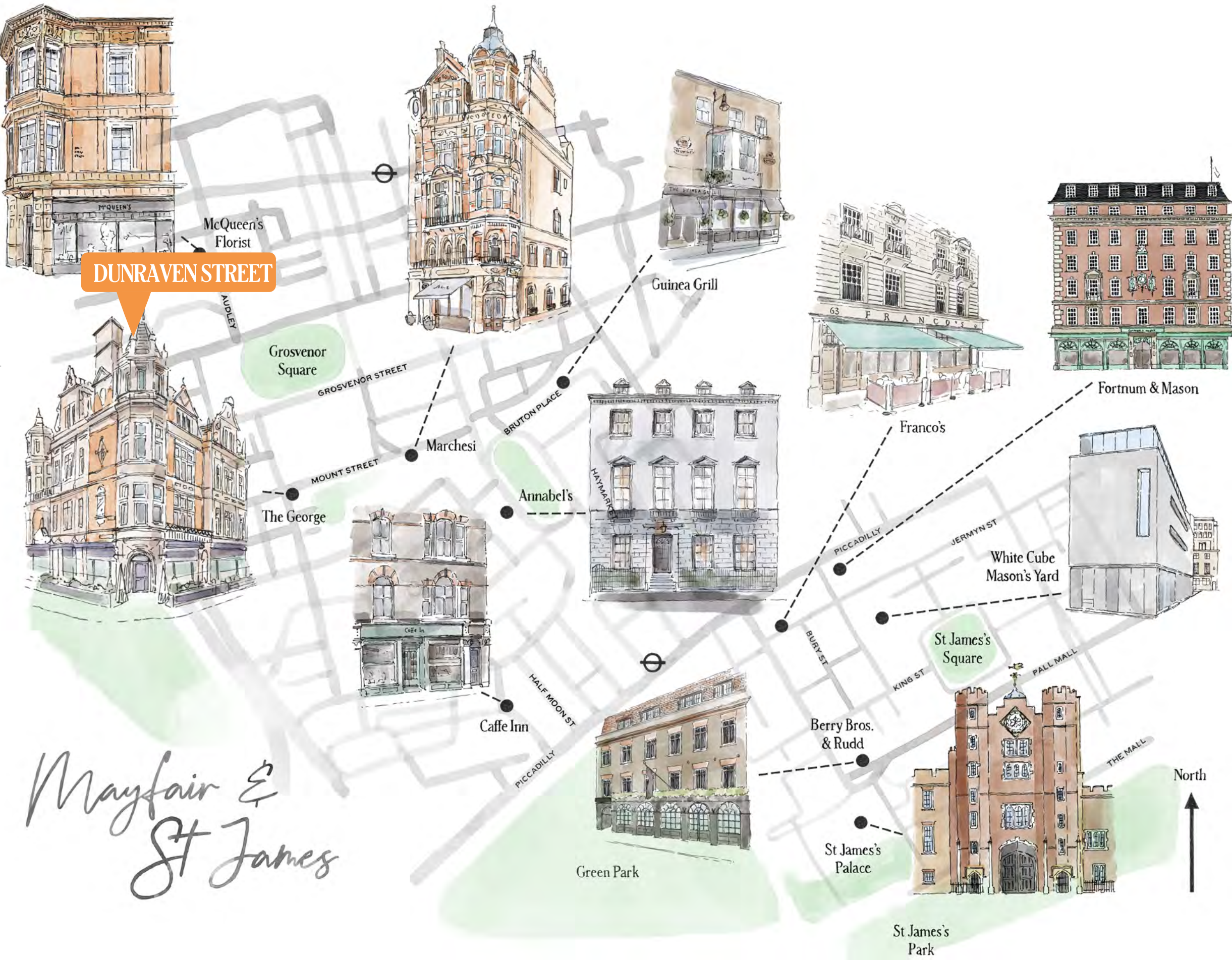
Leasehold 170 yrs

## EPC

EPC = C

## Guide Price

£2,250,000







# Contact

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