



www.ultraestates.co.uk

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ULTRA ESTATES
Sales, Lettings, Management

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FLAT 2.02, 65 DUKE STREET, LONDON, W1

£4,800 pw / £20,800 pm Subject To

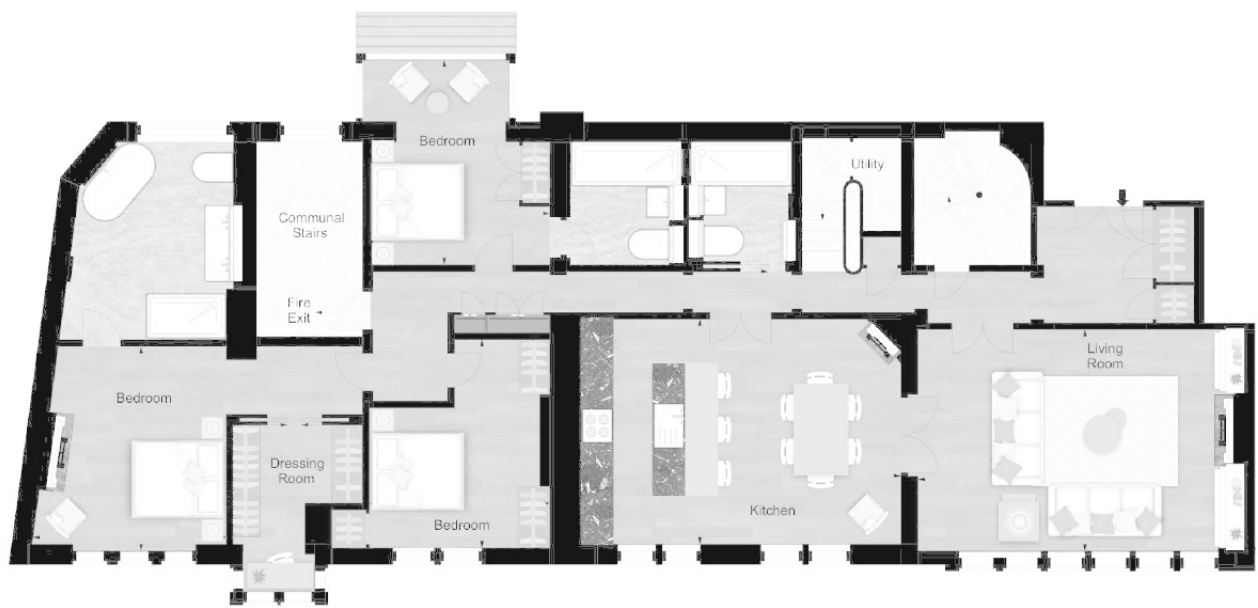


A superb three-bedroom apartment which has been refurbished to the highest specification whilst maintaining its traditional features such as high ceilings throughout, bay windows, cornicing & fireplaces. The apartment is set over 2400 sq. ft. and comprises a grand reception room which is generously proportioned offering elegant living and entertaining space, a spacious well-equipped kitchen/dining room with a breakfast bar, three bedrooms with en suite bathrooms with the second bedroom leading onto private balcony, master bedroom with a dressing room and en suite bathroom, utility room with ample storage and a guest cloakroom. Further benefits include on-site concierge, comfort cooling, lift service, a storage cupboard with each apartment located on the lower ground floor and an emergency out of hour's service. Mayfair allows easy access to the rest of London. Nearby underground stations include Bond Street (Central and Jubilee lines), Marble Arch (Central Line), Green Park (Jubilee, Piccadilly and Victoria lines) and several regular and varied bus services further improve accessibility.

3 Bedrooms : En Suite Bathroom : En Suite Shower Room : Shower Room : Reception Room : Kitchen/Dining Room : Dressing Room : Balcony : Guest Cloakroom : Lift : Concierge : CCTV : Video Entry : EPC Rating D

For more information please contact Ultra Estates
61 Rossmore Road, London NW1 6RB





SECOND FLOOR

65 DUKE STREET
W1



APPROX. GROSS INTERNAL AREA *
2394 Ft² - 222.40 M²

Plans Drawn: 13.05.2016

Fees and Charges

UPFRONT PAYMENTS/FEEES FOR LETTING THIS PROPERTY, IF IT IS AN AST LETTING, CONSIST ONLY OF THE RENT, TENANCY DEPOSIT AND ANY AGREED HOLDING DEPOSIT (IF APPLICABLE). FOR A LIST OF ADMINISTRATIVE PAYMENTS AND FEES APPLICABLE TO ALL OTHER LETTINGS, PLEASE CONTACT US FOR FURTHER INFORMATION.

Energy Efficiency Rating

	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92+) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>	<p>66</p>	<p>66</p>
<p>England, Scotland & Wales</p>	<p>EU Directive 2002/91/EC</p>	