



## **HYDE PARK RESIDENCE, MAYFAIR, W1K**

**£2,600 per week**

A beautiful newly refurbished one bedroom apartment situated in this extremely sought after portered block in the heart of Mayfair. The property comprises of spacious reception room, fully fitted kitchen, bedroom and bathroom. Added benefits include great storage, 24 hour concierge, and the rent is inclusive of Wi-Fi and Broadband. Hyde Park Residence is wonderfully located on Park Lane, directly opposite Hyde Park and a short walking distance from Oxford Street and Marble Arch.

The calming colours of this residence will make you want to stroll right in. A stylish open living area is filled with natural light and intelligently designed furnishings. Cook your favourite meals in the fully equipped kitchen, stocked with the finest appliances. The bedroom is the ultimate haven, with the plushiest bedding, beautiful furniture and ample room to stow away your belongings. A spacious en suite bathroom with toasty underfloor heating, a rain head shower, deep bath and smart TV is the final ingredient to this relaxing retreat. Though the design subtly echoes the building's Art Deco history, your apartment is truly primed for the 21st century lifestyle. Triple glazed windows with sumptuous curtains and interactive blinds allow peace and privacy, and the latest intuitive technology has been expertly woven throughout. Temperature and lighting can be matched to the moment with a touch of your apartment's tablet, allowing you to command the atmosphere of your urban sanctuary.

### **Details**

Reception Room

Kitchen

Bedroom

Bathroom

Lift

24 Hour Concierge

Luxury bedding from The Fine Bedding Company

Fluffiest towels

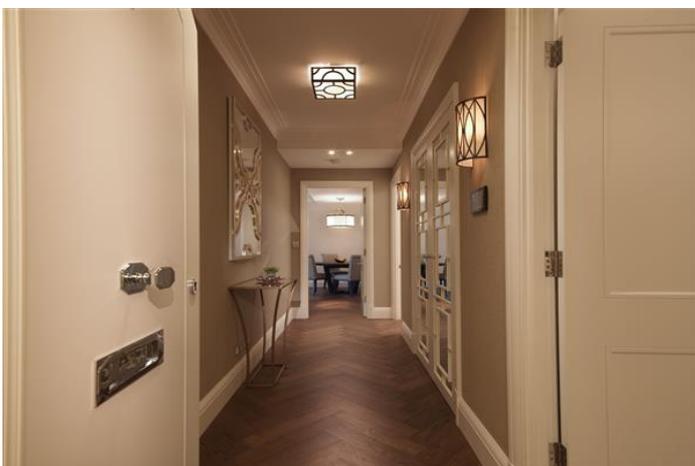
Spa robes, softest slippers and Miller Harris luxury amenities

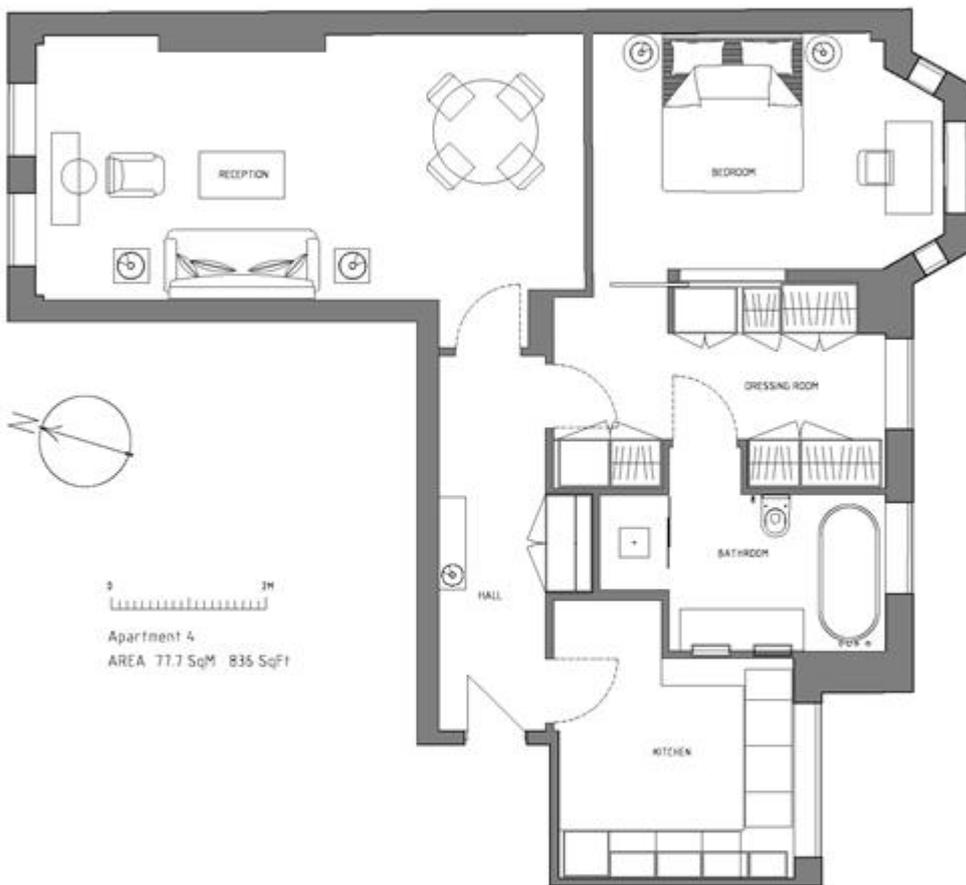
Big coffee table books and up-to-date magazines

Handpicked artwork by eminent contemporary artists, including Jayson Lilley, Paul Gorman and Herme Bellido

Serious security, with 24 hour surveillance, Guestkey locks and visual entry systems

Inspired British and European designs, including wall coverings by Armani, and furniture and brassware made in England by Robert Langford and Samuel Heath





60 PARK LANE APARTMENT 4

## Terms and Conditions

Available: Now for Long Let  
Price: £2,600 per week

## EPC Information

**Energy Performance Certificate**

**Flat 4, 60, Park Lane, LONDON, W1K 1QD**

Dwelling type: Mid-floor flat      Reference number: 8533-6428-5390-6354-5926  
 Date of assessment: 24 August 2017      Type of assessment: RdSAP, existing dwelling  
 Date of certificate: 25 August 2017      Total floor area: 66 m<sup>2</sup>

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient

**Estimated energy costs of dwelling for 3 years: £ 1,455**

**Estimated energy costs of this home**

	Current costs	Potential costs	Potential future savings
Lighting	£ 188 over 3 years	£ 188 over 3 years	Not applicable
Heating	£ 939 over 3 years	£ 939 over 3 years	
Hot Water	£ 351 over 3 years	£ 351 over 3 years	
<b>Totals</b>	<b>£ 1,455</b>	<b>£ 1,455</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

**Energy Efficiency Rating**

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

## Fees

Fees may apply.

**SUBJECT TO CONTRACT**

**VIEWING STRICTLY BY APPOINTMENT**