



PARK LANE PLACE

68 NORTH ROW

LONDON W1K



A LATERAL, CORNER APARTMENT WITH AN EPIC LANDMARK SIXTH FLOOR VIEW OVER MARBLE ARCH AND HYDE PARK

Arranged over 1,576 sq ft on the 6th floor of this splendid building, the apartment has an optimal arrangement with 3 bedrooms, 2 bathrooms, underground parking and, subject to membership, the use of the hotel facilities, including spa and swimming pool.

Occupying a fabulous corner position on Park Lane and North Row and above the Marriott Park Lane Hotel, Park Lane Place has a portered lobby and lift with residences across the 6th and 7th floors.

The views are iconic and far reaching into Hyde Park. Set back from the road, the lobby entrance is adjacent to the garage parking and the apartment comes with one parking space.

There is a large lift and the apartment is well arranged around a grand entrance hall. Being on the corner, every principal room has a wonderful view and the apartment is very light and quiet, and has air conditioning.

OVERLOOKING MARBLE ARCH AND THE 630 ACRES OF HYDE PARK BEYOND. FROM THIS LANDMARK LOCATION THERE ARE THREE BALCONIES THAT CAN BE ACCESSED FROM THE FIVE PRINCIPAL ROOMS.











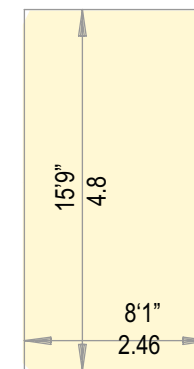
Access to the facilities of the Marriott Park Lane Hotel is possible via separate membership of the spa and leisure facilities which include a swimming pool, treatment rooms and gym. We understand it is also possible to benefit from hotel house-keeping and room-service, by separate arrangement.

Knightsbridge and all it has to offer are an easy walk across the park and the "urban-cool" of Marylebone high street are similarly closely. The restaurants and shopping amenities of Mayfair are abundant and close by.



APPROXIMATE GROSS INTERNAL AREA 146.4 sq.m. (1,576 sq.ft.) (Excluding Parking Space)

Illustration For Identification Only. Not to Scale. All Calculations Include Any/All Areas Under 1.5m Head Height



PARKING SPACE

SIXTH FLOOR

TENURE Leasehold: Lease expires 1st December 2150, therefore having approximately 127 years remaining

GROUND RENT Approximately £1,250 per annum

SERVICE CHARGE Approximately £22,528.76 per annum

EPC RATING C

LOCAL AUTHORITY Westminster City Council

GUIDE PRICE £4,750,000



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