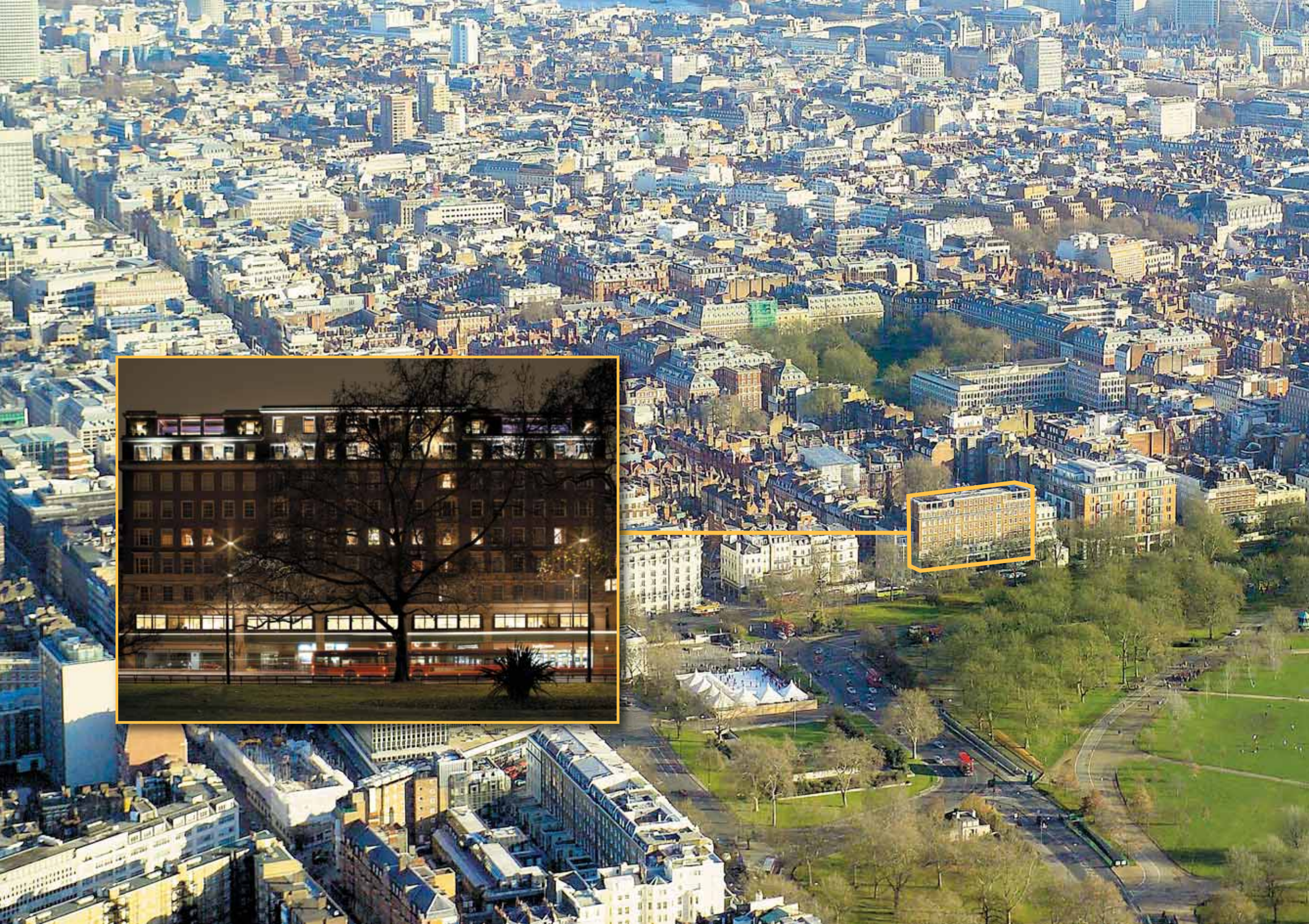




THE PENTHOUSES  
**AVENFIELD HOUSE**  
PARK LANE MAYFAIR W1









A DEVELOPMENT BY  
CHARLES STREET ESTATES



THE PENTHOUSES  
**AVENFIELD HOUSE**

PARK LANE MAYFAIR W1

MAYFAIR is London's most internationally known location and Park Lane is home to some of London's finest residences and hotels.

CHARLES STREET ESTATES have completely rebuilt The Penthouses to the highest of standards with the interior design and furnishings undertaken by Nicholas Haslam Design.





AVENFIELD HOUSE is a prestigious apartment block located on Park Lane with a private gated drive quietly situated in Dunraven Street and serviced by 24 hour portage. THE PENTHOUSES, approached through a portered lobby and two new lifts, are situated on the entire 6th and 7th floors of the building and have outstanding westerly views over the 350 acres of Hyde Park and easterly roof top vistas over Mayfair, the City of London and beyond. CAR PARKING. Each Penthouse has two underground car parking spaces.

# IMPOSING







THE BIFURCATED STAIRCASES created out of steel and glass are dominated by double height windows overlooking Mayfair.

LUXURIOUS







Each PENTHOUSE has sliding doors onto a terrace overlooking Hyde Park and has a further 22 windows giving marvellous panoramic views. On the East side each bedroom opens onto a long terrace with views over Mayfair to the City of London and beyond.

# ELEGANT













BEAUTIFUL









SUNRISE & SUNSET from the east and west facing open plan reception rooms with private studies off.

EXQUISITE







# REFINED

BESPOKE KITCHEN / BREAKFAST ROOMS each fully equipped with all modern day appliances.







THE MASTER BEDROOM SUITES have their own living areas, his and her dressing rooms, master shower rooms and ensuite bathrooms with additional showers.

THREE FURTHER GUEST SUITES in each, with ensuite bathrooms or shower rooms.



# SUMPTUOUS











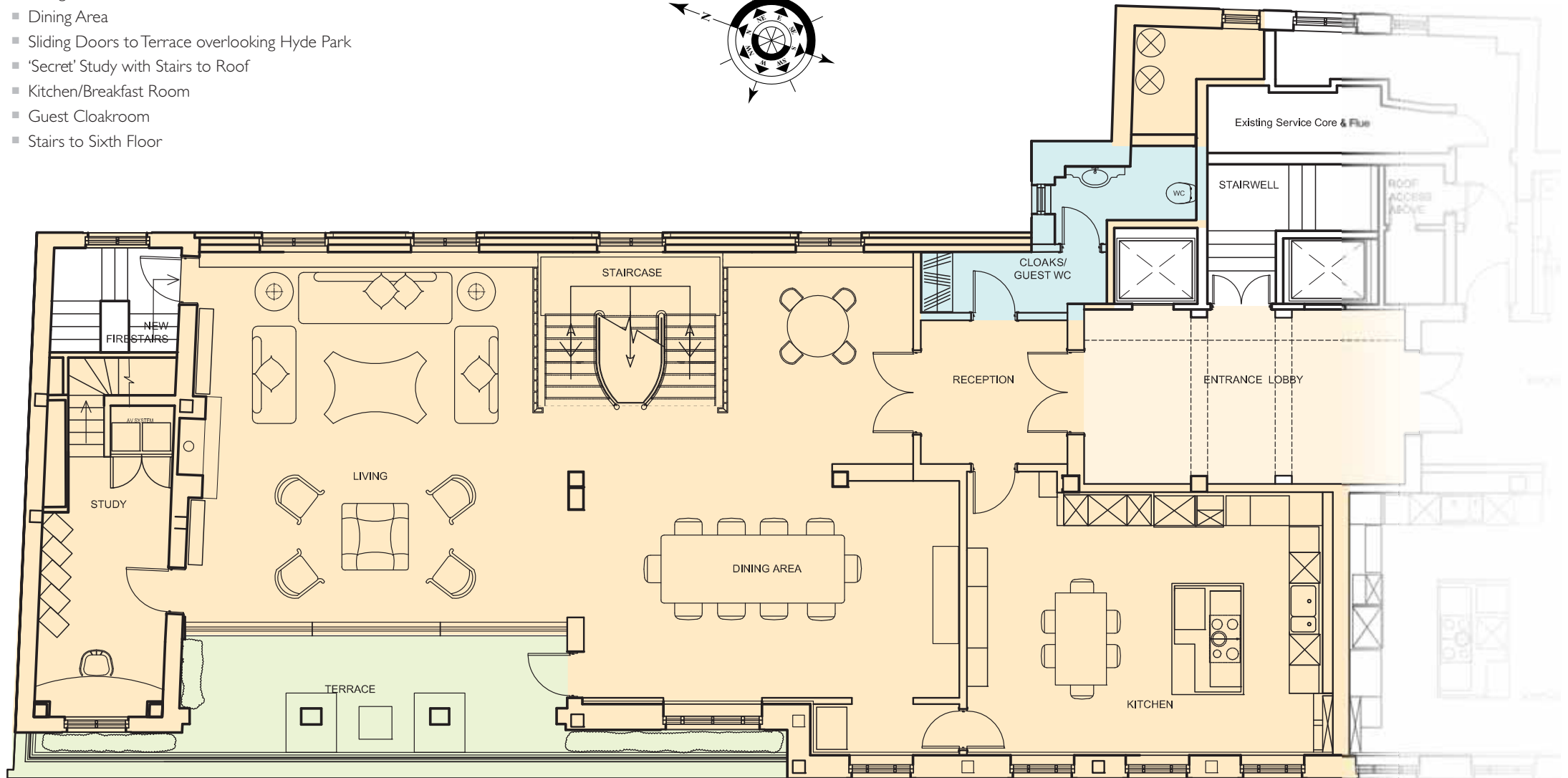
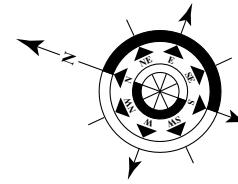
# EXCEPTIONAL





## Living Accommodation

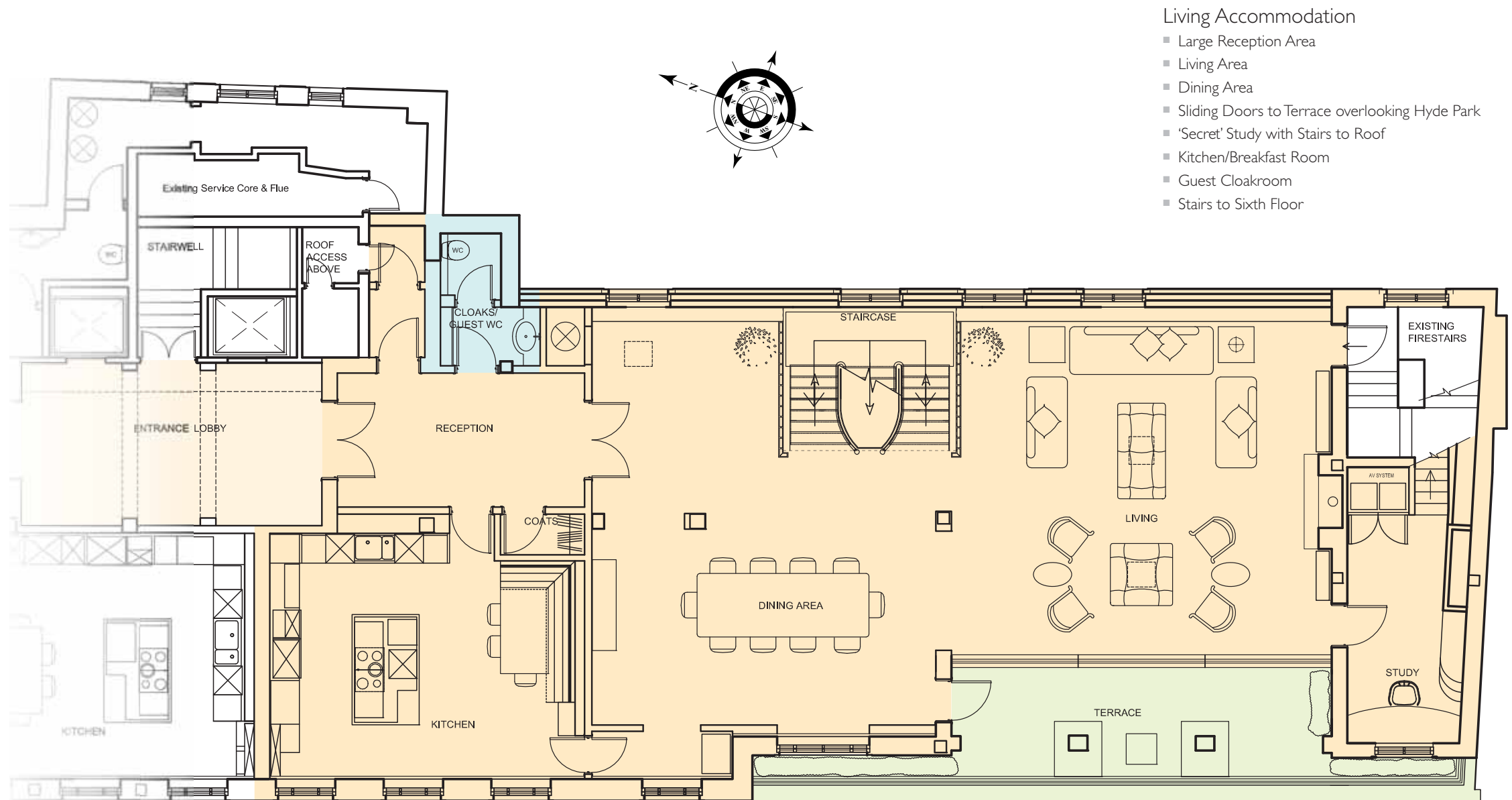
- Reception Area
- Living Area
- Dining Area
- Sliding Doors to Terrace overlooking Hyde Park
- 'Secret' Study with Stairs to Roof
- Kitchen/Breakfast Room
- Guest Cloakroom
- Stairs to Sixth Floor



HYDE PARK VISTA

WEST PENTHOUSE - SEVENTH FLOOR





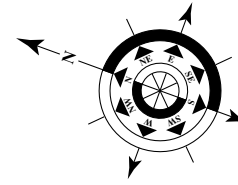
HYDE PARK VISTA

SOUTH PENTHOUSE - SEVENTH FLOOR

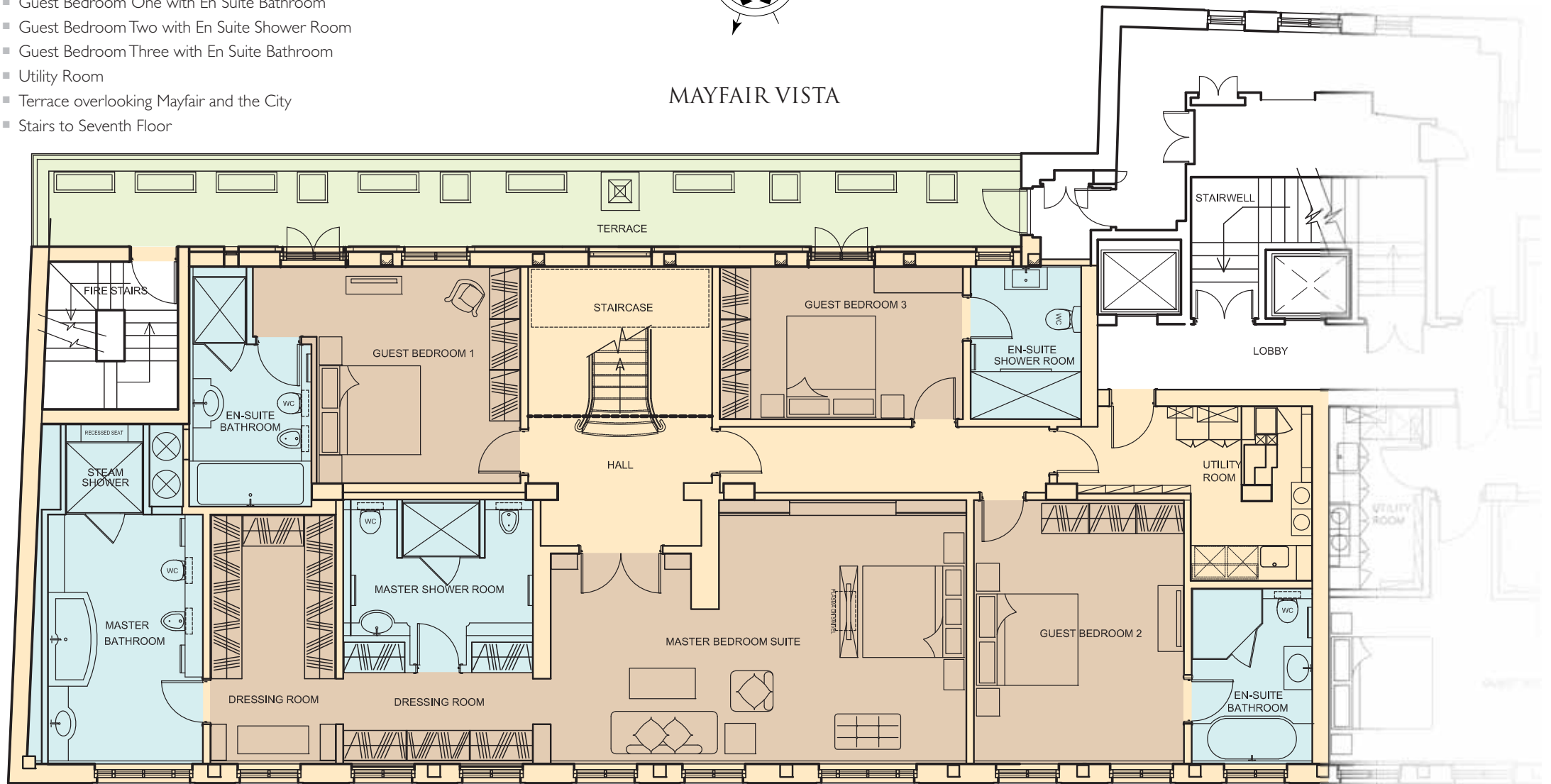


## Bedroom Accommodation

- Master Bedroom Suite comprising Bedroom and Living Area, His & Her Dressing Areas, En Suite Bathroom and Separate En Suite Shower Room
- Guest Bedroom One with En Suite Bathroom
- Guest Bedroom Two with En Suite Shower Room
- Guest Bedroom Three with En Suite Bathroom
- Utility Room
- Terrace overlooking Mayfair and the City
- Stairs to Seventh Floor



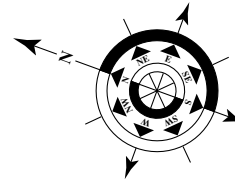
MAYFAIR VISTA



HYDE PARK VISTA

WEST PENTHOUSE - SIXTH FLOOR

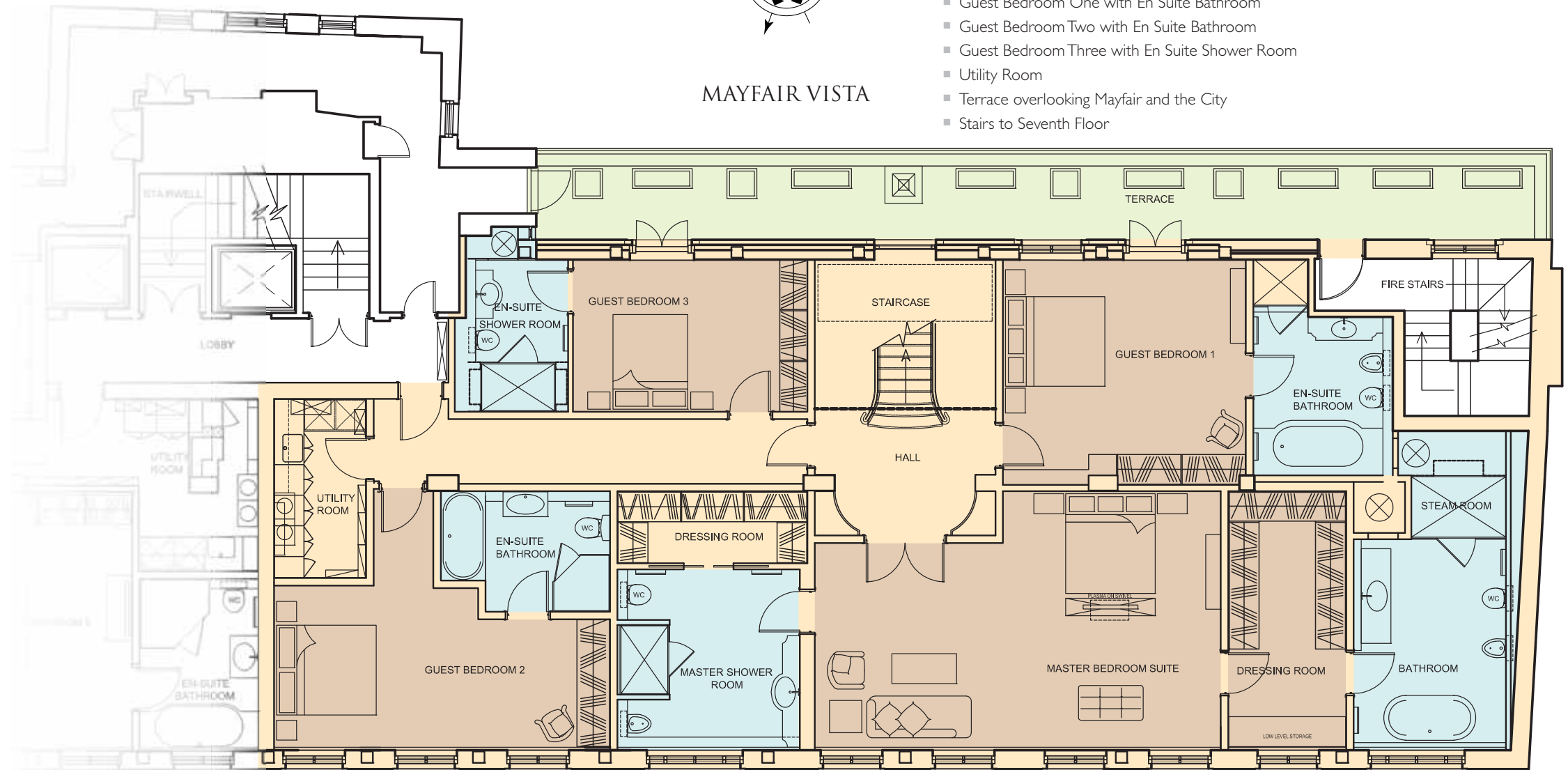




MAYFAIR VISTA

### Bedroom Accommodation

- Master Bedroom Suite comprising Bedroom and Living Area, Dressing Room, En Suite Bathroom and En Suite Shower Room
- Guest Bedroom One with En Suite Bathroom
- Guest Bedroom Two with En Suite Bathroom
- Guest Bedroom Three with En Suite Shower Room
- Utility Room
- Terrace overlooking Mayfair and the City
- Stairs to Seventh Floor



HYDE PARK VISTA

SOUTH PENTHOUSE - SIXTH FLOOR





#### General

- Full automated Crestron audio visual control System
- Wall mounted LCD touch panels
- Lutron lighting system throughout incorporating curtain control
- Comfort cooling
- Video entryphone system
- CCTV system
- Fire detection system
- Wireless panels to main entertainment zones
- DVD, CD, Hard Drive storage
- Kaleidescape Movie server
- SKY + integration
- iPOD integration
- High definition plasma screens
- Aquavision LCD screens to Master Bathrooms
- Cat 5 Network cabling throughout

#### Comfort Cooling

- Full specification Daikin air cooling system interfaced with Crestron system

#### Security

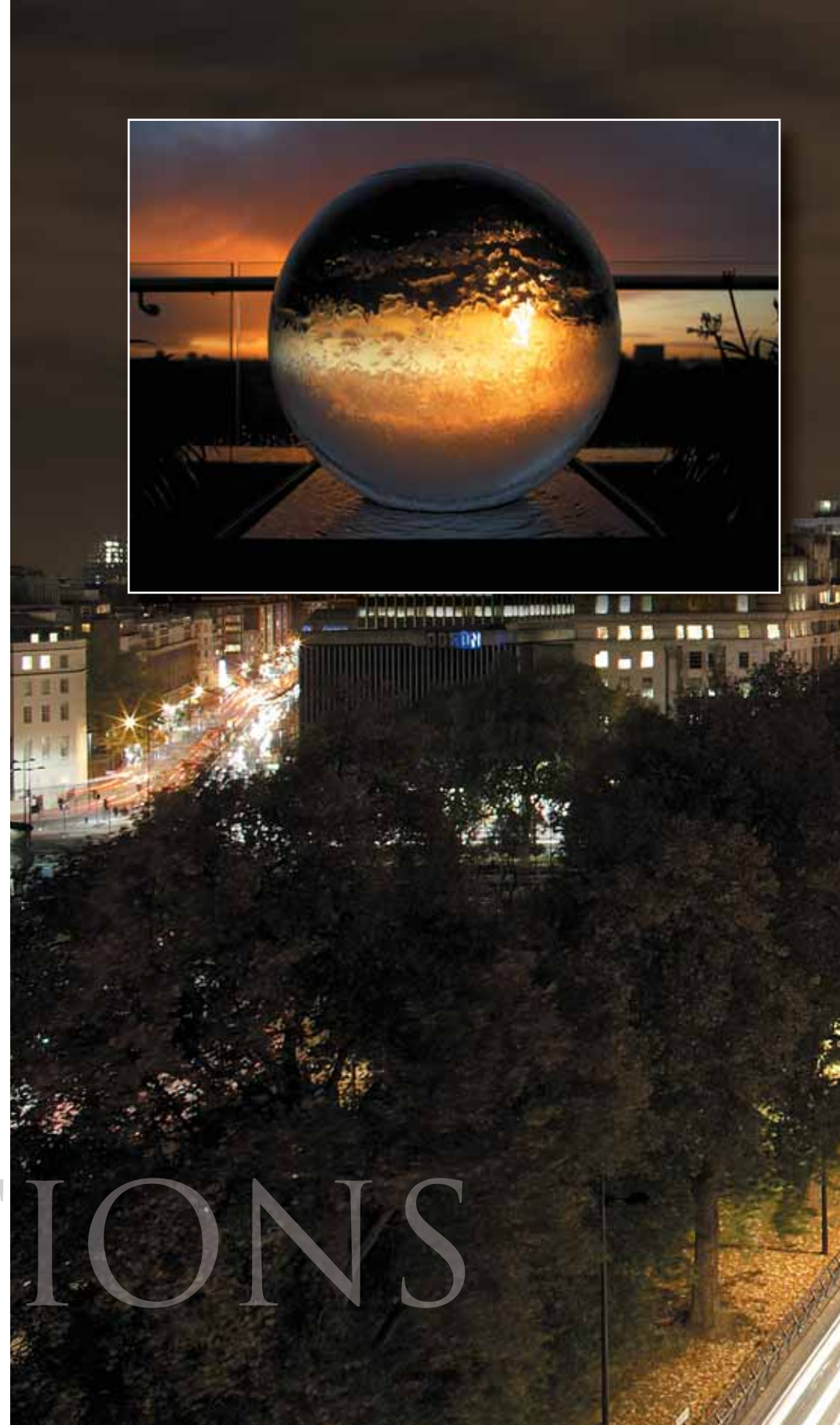
- NACOSS approved Banham alarm system
- Motion sensors to all principal areas
- CCTV principal access points
- 24hr porterage
- Underground parking for two cars per Penthouse

#### Heating and Plumbing

- New plumbing and heating throughout
- Waterborne underfloor heating throughout with additional hot air boost
- Heated mirrors to bathrooms
- Individual zone controls and thermostats interfaced through Crestron LCD wall panels
- Dedicated dual MegaFlow high pressured water system to each bathroom
- High efficiency condensing boilers
- Nickel towel rails to all bathrooms



# SPECIFICATIONS









# BREATHTAKING



## Energy Performance Certificates

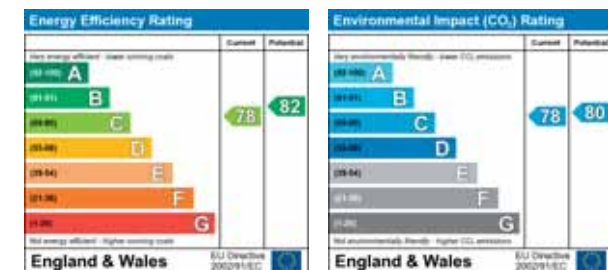
### TERMS

South Penthouse 24 Avenfield House £25,000 per week

West Penthouse 25 Avenfield House £25,000 per week

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Photography by Julian Abrams, Jean Paul Frogett and Steve Stephens. Brochure design by Twentyoneffty.







Joint Sole Letting Agents

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