

MAYFAIR PARK RESIDENCES

Apartment 3.04

Three-bedroom residence

Serviced Residences by

) (*Dorchester Collection*



Welcome to MAYFAIR PARK RESIDENCES

Mayfair Park Residences is located on a quiet street in south-west Mayfair, overlooking Hyde Park. A remastering of three separate properties, the Residences feature two 18th-century classical façades incorporating Georgian grand porticos and ornate stonework, completely restored by skilled craftsmen. These historic frontages sit beside a modern counterpart clad in hand-cut travertine stone.

This super-prime London development offers an exclusive collection of homes ranging from exquisite one-bedroom pied-à-terres to an expansive triplex penthouse with rooftop gardens and swimming pool. Residents can access homes via the main reception, through the private townhouses on Stanhope Gate and Curzon Street or via the secure underground parking.

Clivedale London have collaborated with PLP Architecture and Jouin Manku to create one of the stand-out super-prime Residences on the market today. Fully managed by Dorchester Collection, the Residences feature extensive amenities including a 10,000 sq ft Health Club, state-of-the-art gymnasium and 20-meter swimming pool, making it a Mayfair home like no other.

*Image p.04 – Serviced Residences by
Dorchester Collection.*

*Image p.06 – The completely restored façades
of Mayfair Park Residences.*





THE BEST OF LONDON LIVING



45 Park Lane, Dorchester Collection – Directly linked through lower ground floor.



Overlooking Hyde Park – London's most historic and beautiful Royal Park.

Located in a peaceful enclave between Stanhope Gate and Curzon Street, Mayfair Park Residence benefits from one of London's most unique locations.





*Image p.10 - The grand entrance lobby access
from Stanhope Gate.*

The Heart OF MAYFAIR

From iconic hotels to haute couture, bustling Bond Street to the tranquility of Hyde Park, every corner of this historic neighbourhood is as unique as those who reside in it, each with its own charm and character.

Retail

- 01. Louis Vuitton
- 02. Hermes
- 03. Loro Piana
- 04. Chanel
- 05. Christian Dior
- 06. Gucci
- 07. Liberty
- 08. Fortnum & Mason
- 09. Selfridges & Co.
- 10. Burlington Arcade

Hotels

- 11. 45 Park Lane
- 12. Mandarin Oriental, Mayfair
- 13. Claridge's
- 14. The Connaught
- 15. The Ritz London
- 16. The Dorchester

Restaurants

- 17. Nobu London
- 18. Kai Mayfair
- 19. Scott's
- 20. La Petit Maison
- 21. Cipriani
- 22. Hakkasan Mayfair
- 23. Ceconi's Mayfair
- 24. Gymkhana
- 25. Novikov
- 26. Sexy Fish
- 27. Amazonico
- 28. Ivy Asia
- 29. Gaia
- 30. Jamavar

Auction Houses

- 31. Sotheby's
- 32. Christie's

Members Clubs

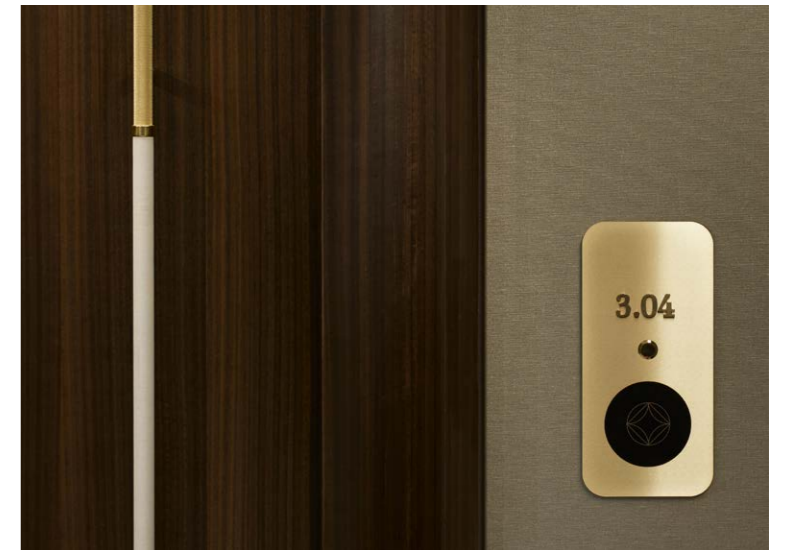
- 33. Annabel's
- 34. 5 Hertford Street



THE DORCHESTER
Dorchester Collection

45 PARK LANE
Dorchester Collection

MAYFAIR PARK RESIDENCES



INTRODUCING *Apartment 3.04*

Apartment 3.04 epitomises a sophisticated urban lifestyle, offering spacious interiors adorned with the highest quality finishes and appliances. This three-bedroom residence seamlessly blends modern elegance and comfort, situated in one of London's most dynamic neighbourhoods.

*Image p.08 – Lorem ipsum dolor sit amet
Image p.09 – Lorem ipsum dolor sit amet*

The apartment features a large open-plan living area, perfect for both relaxation and entertainment. The beautifully designed kitchen is equipped with top-of-the-line appliances, catering to culinary enthusiasts. The exquisite master bedroom offers a serene retreat, complete with a luxurious en-suite bathroom that boasts premium fixtures and finishes.





Image p.14 - Lorem ipsum dolor sit amet



Image p.14 - Lorem ipsum dolor sit amet



Image p.12 – Lorem ipsum dolor sit amet

Image p.13 – Lorem ipsum dolor sit amet

Image p.14 – Lorem ipsum dolor sit amet





INDULGE YOURSELF AT THE RESIDENCE HEALTH CLUB & SPA



The SPA – Entrance and reception.



Treatment and massage room.

Experience the 10,000 sq ft Health Club with state-of-the-art gymnasium, 20-meter swimming pool and treatment rooms, managed by Dorchester Collection.





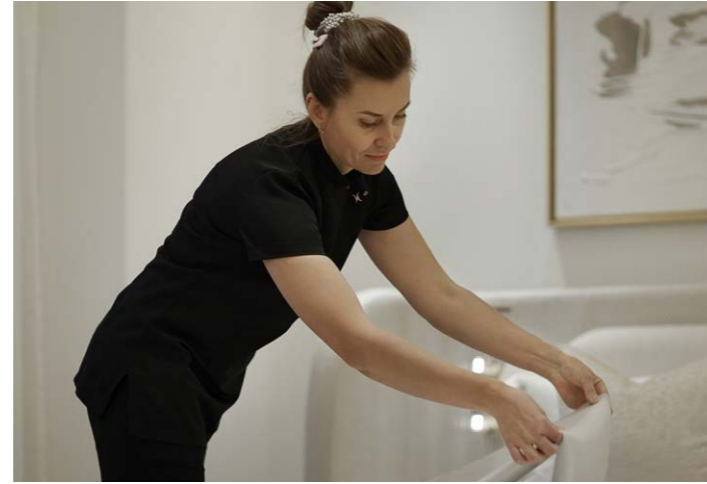
Image p.26 - Health Club relaxation area.



*Image p.28 - 20-metre swimming pool
in The Spa.*



Image p.30 - State-of-the-art gymnasium.



DORCHESTER COLLECTION

at Your Service

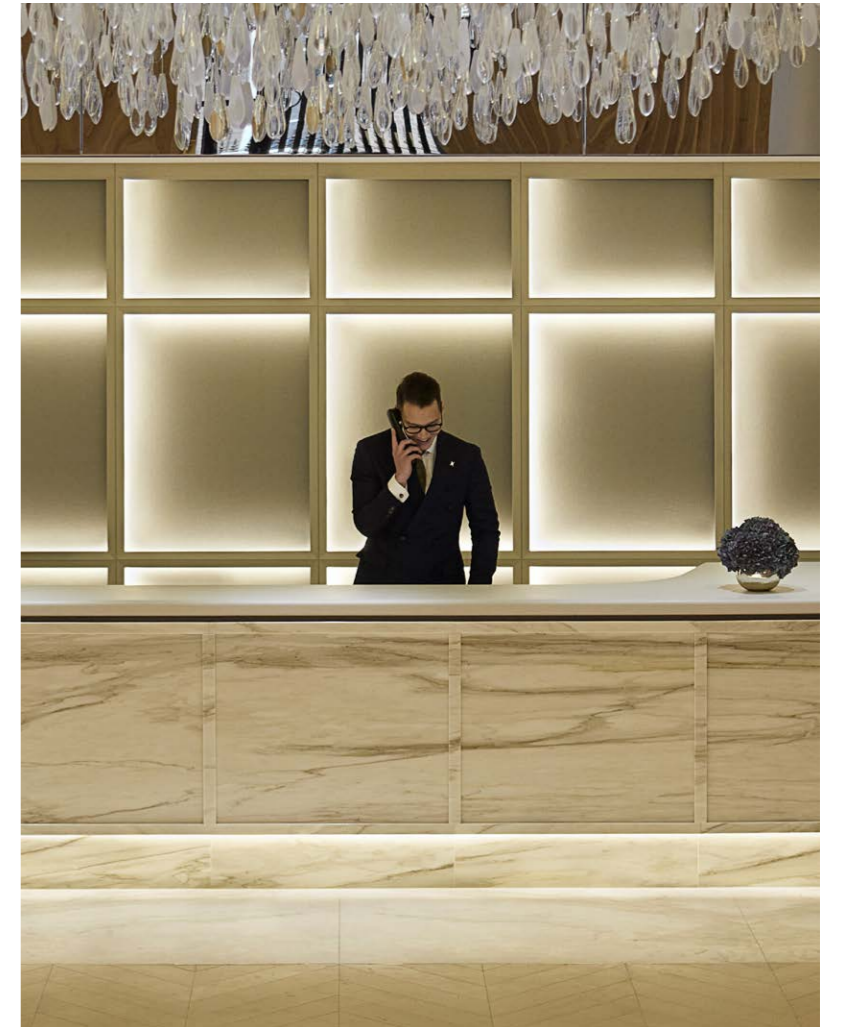
The 24-hour concierge at Mayfair Park Residences, managed by the esteemed Dorchester Collection, is designed to cater to every resident's need with impeccable precision and discretion. Available around the clock, the concierge team provides a wide range of personalised services and are complimented by a dedicated, in-house security team.

Image p.32 – Immaculate housekeeping services.

Image p.33 (Top) – 24-hour concierge.

Image p.33 (Bottom) – Exceptional in-apartment dining options.

In addition to the immaculate housekeeping services on offer, residents can experience in-room dining by some of the world's most renowned chef's including Wolfgang Puck and Tokyo's new two Michelin-starred Sushi Kanesaka at 45 Park Lane. Simply charge the bill to your apartment and enjoy the ultimate in culinary excellence on your doorstep.





MAYFAIR PARK RESIDENCES *Ownership*

Apartment 3.04 at Mayfair Park Residences represents the opportunity to own a part of one of London's most iconic branded residences, located on the edge of the Hyde Park, renowned for being the largest and most beautiful Royal Park.

Image p.34 – Illuminated stair way leading to the grand lobby.

Image p.35 – Mayfair Park Residences and 45 Park Lane Hotel.

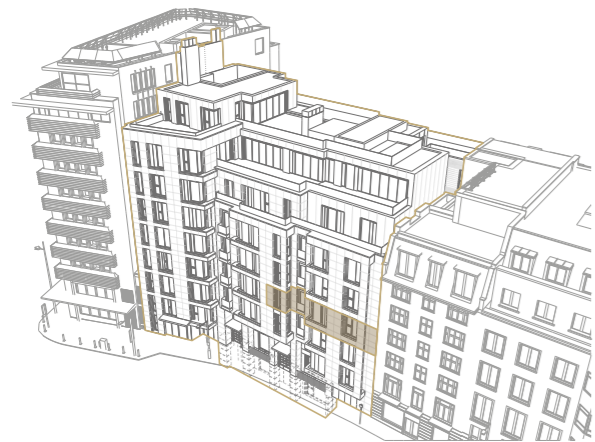
This prestigious London address ensures privacy, convenience, and access to some of the finest residential amenities, making it a unique property ownership opportunity for those seeking sophistication and exceptional service in Mayfair.



Apartment 3.04

Three-bedroom residence

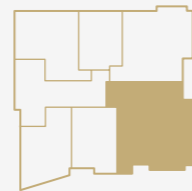
Total area	210.15 sq m	2,262 sq ft
Kitchen	4.22 x 4.85m	13'8" x 15'9"
Dining	5.07 x 4.71m	16'6" x 15'5"
Lounge	6.89 x 4.98m	22'6" x 16'3"
Master Bedroom	5.57 x 7.80m	18'3" x 25'6"
Bedroom 2	4.00 x 5.91m	13'1" x 19'4"
Bedroom 3	3.77 x 6.33m	12'4" x 20'8"



North

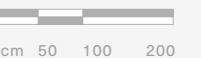


Stanhope Gate



Curzon Street

- Measurement points
- M&E Mechanical & Electric cpd.
- PR Powder Room
- Fireplace



SPECIFICATIONS

Residences specification

Kitchens

- Rossana Italian kitchens topped with leathered stone
- Integrated Sub-Zero & Wolf appliances as standard
- Separate back-of-house utility rooms in apartments
- Stone recessed sink in island units
- Combined boiling, chilled and carbonated water tap
- Wine fridges

Bathrooms

- Carved stone vanity basins
- Fitted oak vanity cabinets
- Polished and honed marble in master ensembles
- Large-format stone in all other bathrooms
- Dornbracht brassware
- Bespoke wall-mounted vanity units
- Demister mirrors
- Artisan glass feature screens

Heating and cooling

- Air conditioning throughout
- Underfloor heating throughout

Floor finishes

- Stone flooring in entrances, corridors and kitchens
- Engineered oak in living and dining areas and bedrooms
- Engineered oak throughout in one-bedroom apartments

Feature items

- Full-height apartment entrance doors
- Bespoke fitted wardrobes
- Carved stone feature fireplaces in selected apartments
- Gas fires in selected apartments
- Direct access to selected apartments from lift
- Media rooms in selected apartments
- Live-in staff quarters in selected apartments
- Floor-to-ceiling windows in selected apartments
- Back-of-house staff entrance in selected apartments

Technical

- Crestron automation controls and integrated lighting
- Fully integrated communications system
- Direct link to 45 Park Lane concierge
- Fully future-proofed, built-in AV set-up

Communal areas specification

Lobby

- Limestone and marble flooring with bronze inlay
- European oak panelled walls
- Hand-cast, hand-painted porcelain leaves feature
- Crystal chandelier
- Bronze lift doors, surrounds and detailing

Gym & changing rooms

- TechnoGym equipment
- Semi-sprung gymnasium flooring in European oak
- European oak walls with mirror
- Personal training room with dance barre
- Honed textured tile flooring
- Natural stone walls with mirror
- European oak benches with padded cushions

Treatment & wellness area

- Honed textured tile flooring
- European oak panelled walls
- Nature-inspired textured wall panels
- Ambient lighting controls

Pool area

- Honed textured tile flooring
- Nature-inspired textured wall panels
- Mirrored ceiling detail
- Sauna and steam rooms with views over the pool
- Whirlpool with concealed lighting

Residents' lounge

- European oak walls, floors and ceiling
- Feature fireplace with natural stone plinth
- Self-service drinks bar with natural stone countertop

Health club

- 2,250 sqft state-of-the-art gym
- 20-metre heated swimming pool
- Separate sauna and steam rooms
- Hydrotherapy pool
- Two treatment rooms exclusive to residents
- Personal training area
- Private changing and shower rooms
- Residents' lounge



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MPR

Important Notice: The information in this document is indicative and is intended to act as a guide only as to the finished product. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Property Misdescriptions Act 1991.

This information does not constitute a contract, or warranty. Mayfair Park Residences is a marketing name and will not necessarily form part of the approved postal address. Applicants are advised to contact Clivedale London to ascertain the availability of any particular property.

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** Access from Curzon Street.*



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