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## 138 PARK LANE

In the heart of Mayfair, one of London's most exclusive districts, lies 138 Park Lane – four stunning residential apartments promising new levels of luxury and distinction.

The Georgian architecture and grand façade of Sir Edwin Lutyens stands proud within the Grosvenor Estate amongst the vibrancy of one of the world's top cities.





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## LOCATION

Perfectly positioned, the Grade II listed building is a stone's throw from Hyde Park and just a short walk to the luxurious designer boutiques of Bond Street, Mount Street and South Molton Street to name but a few.

The largest of the Royal Parks, Hyde Park covers 350 beautiful green acres and is home to the Serpentine Lake and Gallery, Speakers' Corner and the Diana, Princess of Wales Memorial Fountain.

With easy access to London's most famous theatres, galleries, museums and historical sites, your lifestyle at 138 Park Lane will reflect the city's vibrant, cosmopolitan energy.







## THE APARTMENTS

The finest materials, planning and design have been thoroughly considered throughout. The interior design is original and unique; each apartment boasting its own identity and character with distinctive materials, bespoke joinery, and colour and lighting schemes.

The impeccable standards are set by the grade four high-security door, striking hallway and impressive stone staircase which greet you as you enter the property from the tranquil Dunraven Street.

All apartments feature an integrated Sonos multi-room audio system in all reception rooms, bedrooms and bathrooms. Bowers & Wilkins bookshelf and in-ceiling speakers, and a high-end Marantz home theatre receiver link to the AV system; configurable via iPhone, iPad or Android devices.

Configurable lighting scenes are created via the Lutron Homeworks QS lighting system which adjusts the ambience to suit the required mood. Also configurable via iPhone, iPad or Android devices.

High performance network and Wi-Fi coverage are available throughout, with a Red Care alarm system providing security for peace of mind.











## LIVING AREA

The Olive Suite benefits from high ceilings and large windows imparting a bright, warm feeling. Step out of the lift, into your private lobby to be greeted by a Tom Faulkner table and a large window casting ample light over the dark veneer wall panelling. Luxurious Italian timber oak flooring guides the way through to an extensive living area.

The apartment has been carefully planned to embody 21st century living whilst remaining respectful of its heritage by keeping original cornices and decorative walls. Key pieces of contemporary Italian furnishings by Meridiani and a hand-made pendant light by Flos are a strong contrast against these traditional features.

Floor to ceiling French windows fill the room with an abundance of light and open out onto a glass-lined original stone balcony overlooking Marble Arch and beyond into Hyde Park.







## KITCHEN

The olive tones of the open plan kitchen-dining area are drawn from the colours in the original marble panels of the fireplace and give the apartment its name. Polished quartz worktops and glossy Poliform cabinetry reflect the natural light and provide a relaxing area to entertain friends and family.

An extensive range of integrated luxury Miele appliances as well as a Quooker boiling water tap and two zone wine fridge provide the finishing touches to this indulgent space.





## BEDROOMS

The sleeping spaces incorporate soft lighting, luxurious carpeting and plentiful custom-made storage space, all designed to complement your chosen lifestyle.

These beautiful bedrooms are chic and fresh with muted colours and plentiful natural light. Holly Hunt pendants illuminate the rooms, complemented with accents of rich sand whilst fumed oak panelling ensure it has that homely feel.



OLIVE SUITE





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## BATHROOMS

The ensuite and guest bathrooms combine top-specification fixtures with the highest-quality materials. A large illuminated mirror reflects off the high quality marble surfaces and dark panels add a contrast of rich texture to help you unwind in the height of luxury.

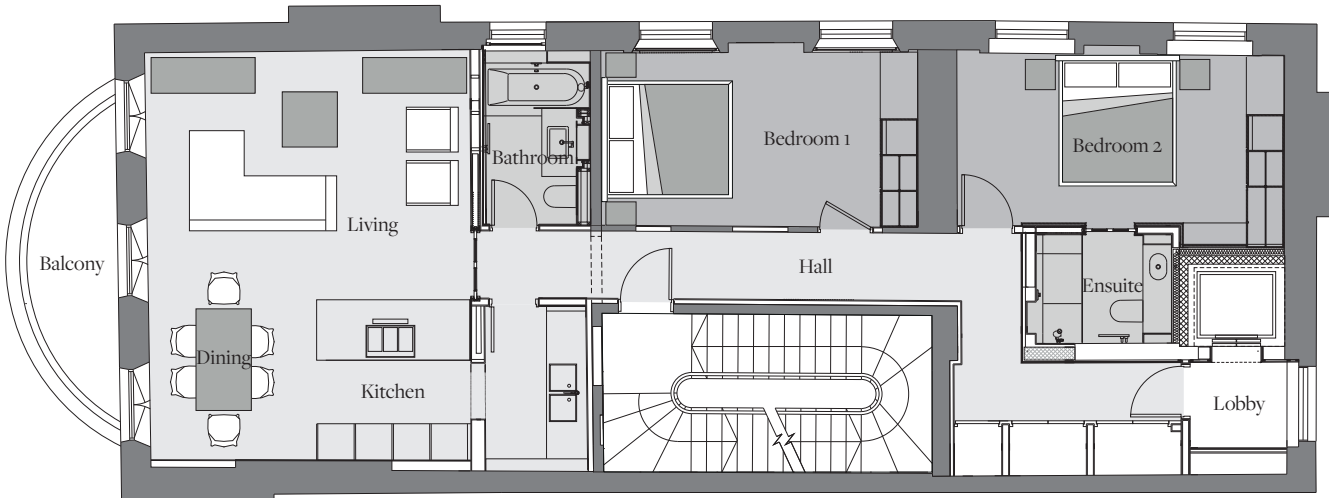


OLIVE SUITE





SECOND FLOOR



	square meters	square feet
Kitchen/Living/Dining	40m <sup>2</sup>	430ft <sup>2</sup>
Bedroom 1	15m <sup>2</sup>	161ft <sup>2</sup>
Bedroom 2	15m <sup>2</sup>	161ft <sup>2</sup>
Ensuite	4m <sup>2</sup>	43ft <sup>2</sup>
Bathroom	5m <sup>2</sup>	54ft <sup>2</sup>
Net Internal Area	110m <sup>2</sup>	1,184ft <sup>2</sup>
Balcony	6m <sup>2</sup>	64ft <sup>2</sup>

\*All floorplans for 138 Park Lane are approximate measurements only. Exact layouts and sizes may vary.





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## CONTACT

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