



Eaton House, Upper Grosvenor Street **WIK**





# Eaton House

## London **WIK**

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Arranged on the second floor of a beautiful residential building in the heart of Mayfair is this impressive three bedroom apartment, with a porter and a lift. The property is entered via the luxurious wood lined hallway, featuring parquet hardwood flooring and lots of fitted storage. The reception room has bay fronted windows and ample space for relaxing and entertaining. The principal bedroom has an extensive range of wardrobe space, and a marble en suite bathroom. At the front of the property is also a third bedroom or study, and shower room. To the rear of the property is the second bedroom, which is equally as impressive as the principal suite, with an en suite shower room. The contemporary fitted kitchen features integrated Gaggenau appliances.



**Guide price:** £3,250,000

**Tenure:** Leasehold: approximately 102 years remaining

**Service charge:** £20,900 per annum, reviewed annually

**Ground rent:** Peppercorn

**Local authority:** City of Westminster

**Council tax band:** H











## Location

Upper Grosvenor Street is ideally located for the amenities of the West End, while also being well placed for Mayfair's world renowned restaurants and boutiques as well as the open spaces of Hyde Park. Transport links include Marble Arch and Bond Street for the Central and Jubilee lines.







79 - 81  
Upper Grosvenor Street

RANGE ROVER

42

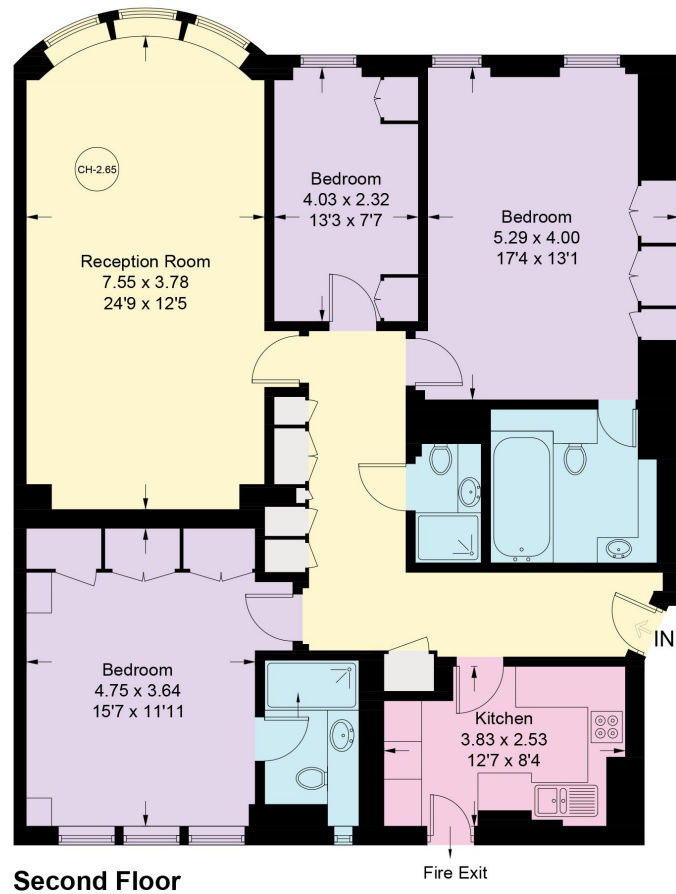


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Approximate Gross Internal Area = 118.6 sq m / 1277 sq ft



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated October 2023. Photographs and videos dated October 2023.

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