



Grosvenor Street, Mayfair **WIK**

Grosvenor Street

Mayfair WIK

This lateral apartment is perfectly positioned to take advantage of the area's boutique shops, Michelin starred restaurants, and 5 star hotels and would make an ideal Mayfair pied-a-terre or investment property. The apartment is in good condition and currently comprises of a well proportioned reception/ dining room, separate kitchen, bathroom, and a double bedroom with built in wardrobes. Grosvenor Street further benefits from smart communal areas, day porter, lift access, and a laundry room.

Location

No 32 allows easy access to the best Mayfair has to offer in fine dining, shopping and art. The building also benefits from excellent transport links at Bond Street Station (0.2 miles) for the Jubilee and Central lines and Crossrail from 2018. All distances are approximate. A great 1 bedroom apartment situated on the third floor within an attractive red brick building, close to both Grosvenor Square and Berkeley Square in the heart of Mayfair.



Guide price: £820,000

Tenure: Share of freehold plus leasehold, approximately 111 years remaining

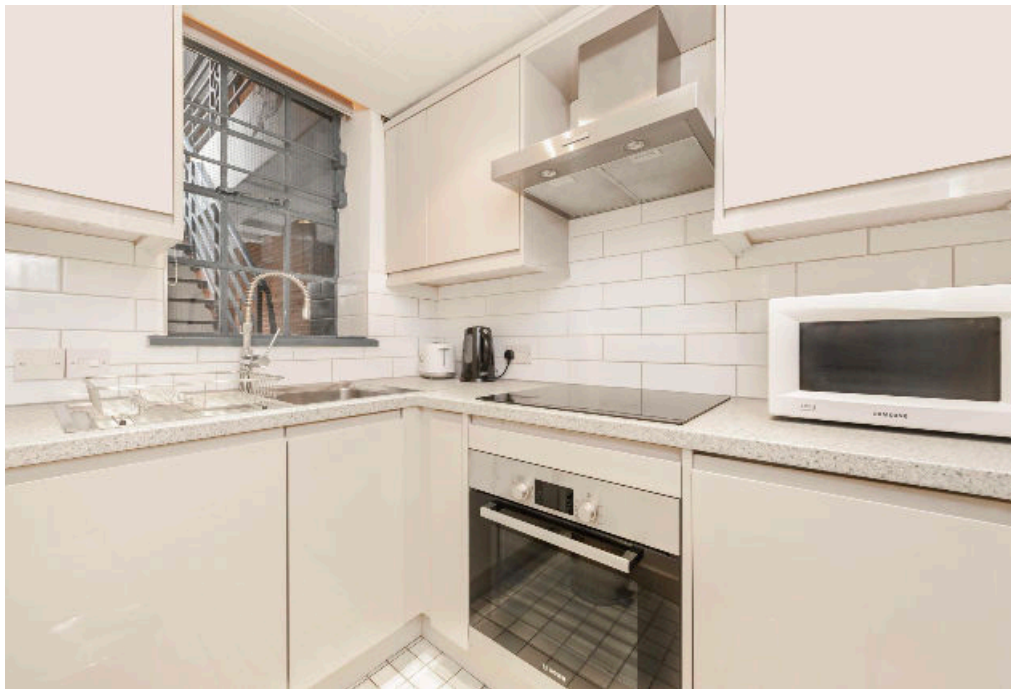
Service charge: £4,750 per annum, reviewed annually

Ground rent: £200 per annum, reviewed annually

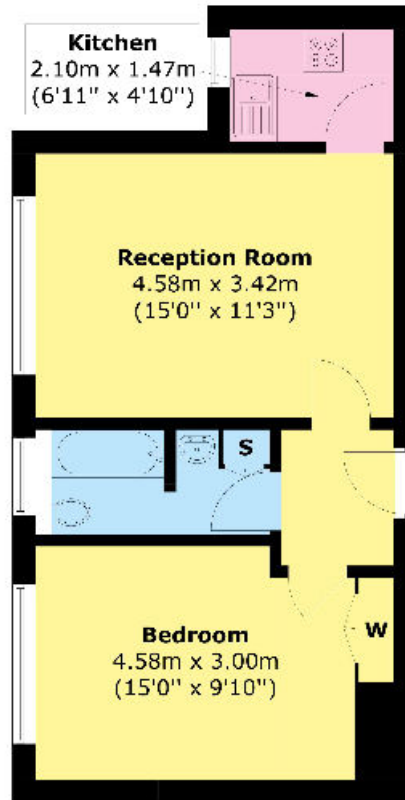
Local authority: City of Westminster

Council tax band: E





Grosvenor Street, Mayfair W1K



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.

Third Floor

Total area (approx.): 40.5 sq. m (435.9 sq. ft)

Knight Frank

Mayfair

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We would be delighted to tell you more

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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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