



Upper Grosvenor Street, Mayfair **W1K**



Duplex apartment in the heart of Mayfair

Upper Grosvenor Street runs between Grosvenor Square and Park Lane. It is close to the finest boutiques, bars and restaurants that Mayfair has to offer, along with the amenities of the West End. The property is situated moments from the beautiful green spaces of Grosvenor Square and Mount Street Gardens, and Bond Street tube station is nearby (Central, Jubilee and Elizabeth lines).

Spanning two levels of an elegant stucco-fronted Georgian building, this four bedroom duplex apartment is offered in excellent condition. Sympathetically refurbished to a high standard, the property offers modern and stylish living behind a period facade.



Guide price: £15,650,000

Tenure: Leasehold: approximately 105 years remaining

Service charge: £22,000 per annum, reviewed every year, next review due 2025

Ground rent: £6,000 per annum, reviewed every year, next review due 2025

Local authority: City of Westminster

Council tax band: H







The ground floor of the apartment showcases five metre ceilings throughout, and features the statement reception room to the rear, the study area overlooking the patio, and the beautifully appointed eat-in kitchen which leads to the formal dining room to the front.

The grand staircase to the lower floor leads to the patio area, perfectly designed for entertaining. The principal bedroom enjoys a generous dressing area, an elegant, well-appointed bathroom, as well as access to its own private patio to the rear. There are three further bedrooms, two en suite and one with a separate bathroom set next to the utility and laundry rooms.







This is an apartment that will suit a wide variety of people as it offers the space to be a true Mayfair home or alternatively the perfect pied-a-terre.





**Approximate Gross Internal Floor Area
415.27 sq m / 4,469 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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