

Grosvenor Hill Court, Bourdon Street W1K



Contemporary apartment in the heart of Mayfair

The property is situated on the third floor (with lift) of Grosvenor Hill Court; a sought-after building with 24 hr concierge, located just off Berkeley Square. The apartment is well presented throughout, with accommodation consisting of two double bedrooms, two bathrooms and a spacious open-plan contemporary kitchen, dining and reception room. The main bedroom is of excellent proportions and benefits from a walk-in dressing room and modern en suite shower room. The second bedroom has ample storage, with the family bathroom situated across the hallway. The apartment showcases excellent natural light and generous entertaining space with views over the surrounding rooftops.



Guide price: £2,695,000

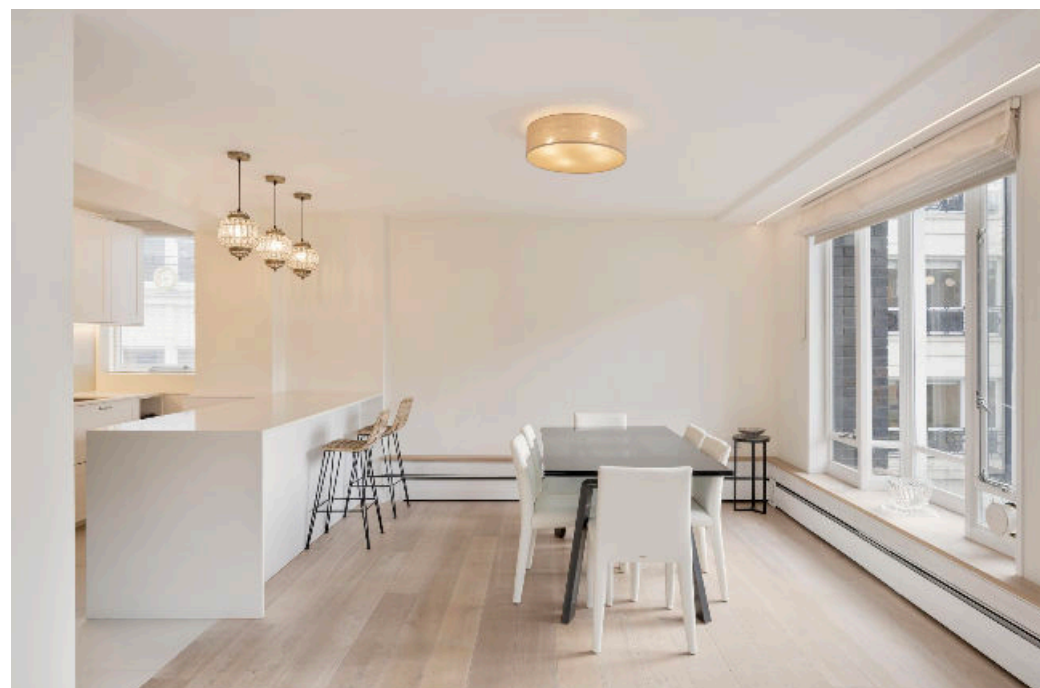
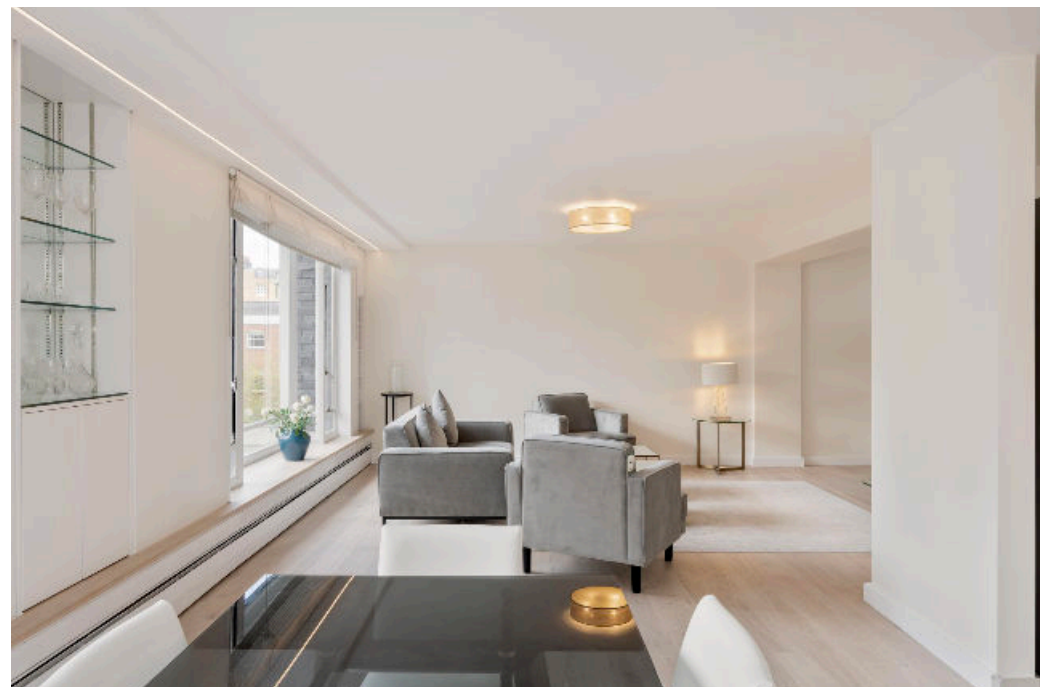
Tenure: Leasehold: approximately 167 years remaining

Service charge: £15,000 - £16,000 per annum, reviewed every year, next review due 2025 (includes hot water & heating)

Ground rent: Peppercorn

Local authority: City of Westminster

Council tax band: H



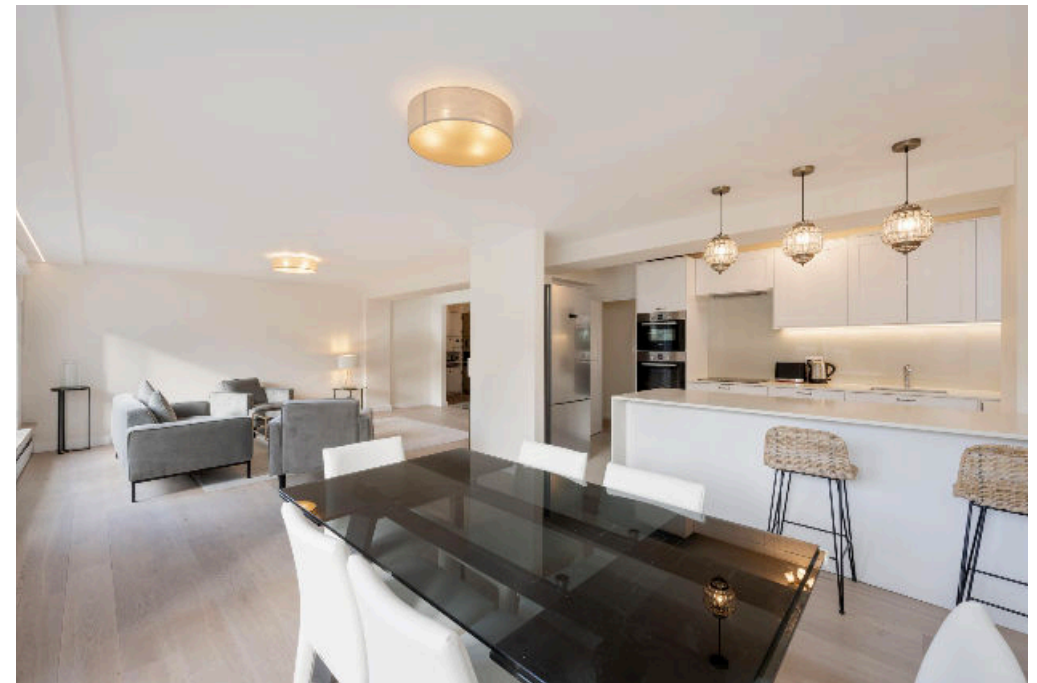




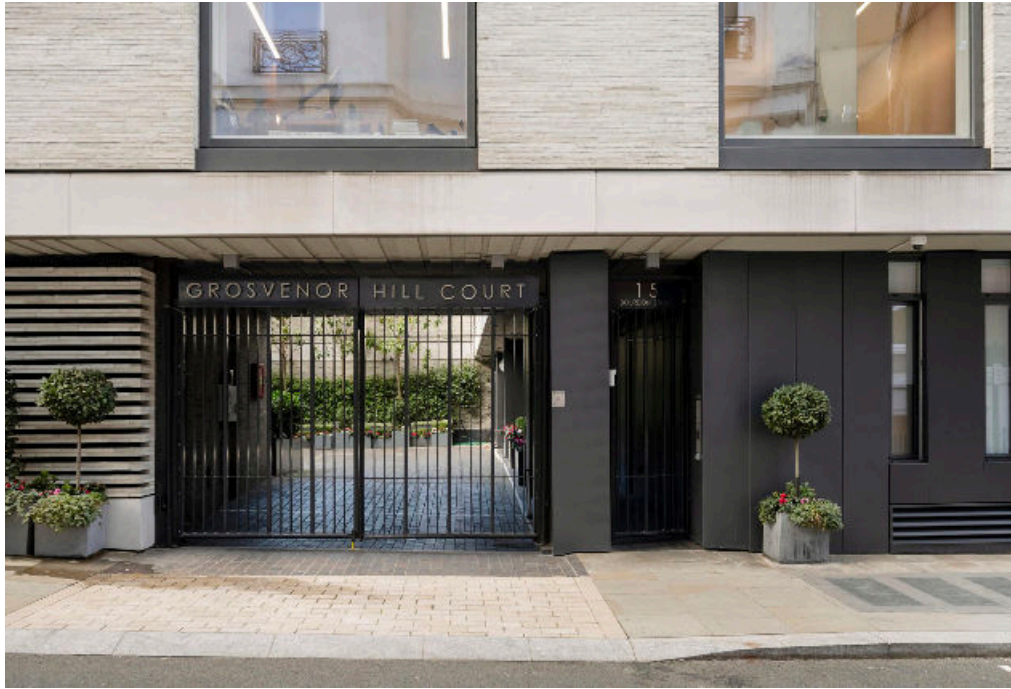
Location

Located in the heart of Mayfair this is one of the most desirable locations in the area. Mayfair is London's oldest and most renowned district, and the property is perfectly located for the designer boutiques, private members' clubs, galleries, and exclusive restaurants, including Scott's, George and Annabel's.

The apartment is moments away from green spaces including Berkeley Square, Grosvenor Square, Hyde Park and Mount Street Gardens. Excellent local transport links include underground connections from Green Park (Jubilee, Victoria, and Piccadilly lines) and Bond Street (Central, Jubilee, and Elizabeth lines).

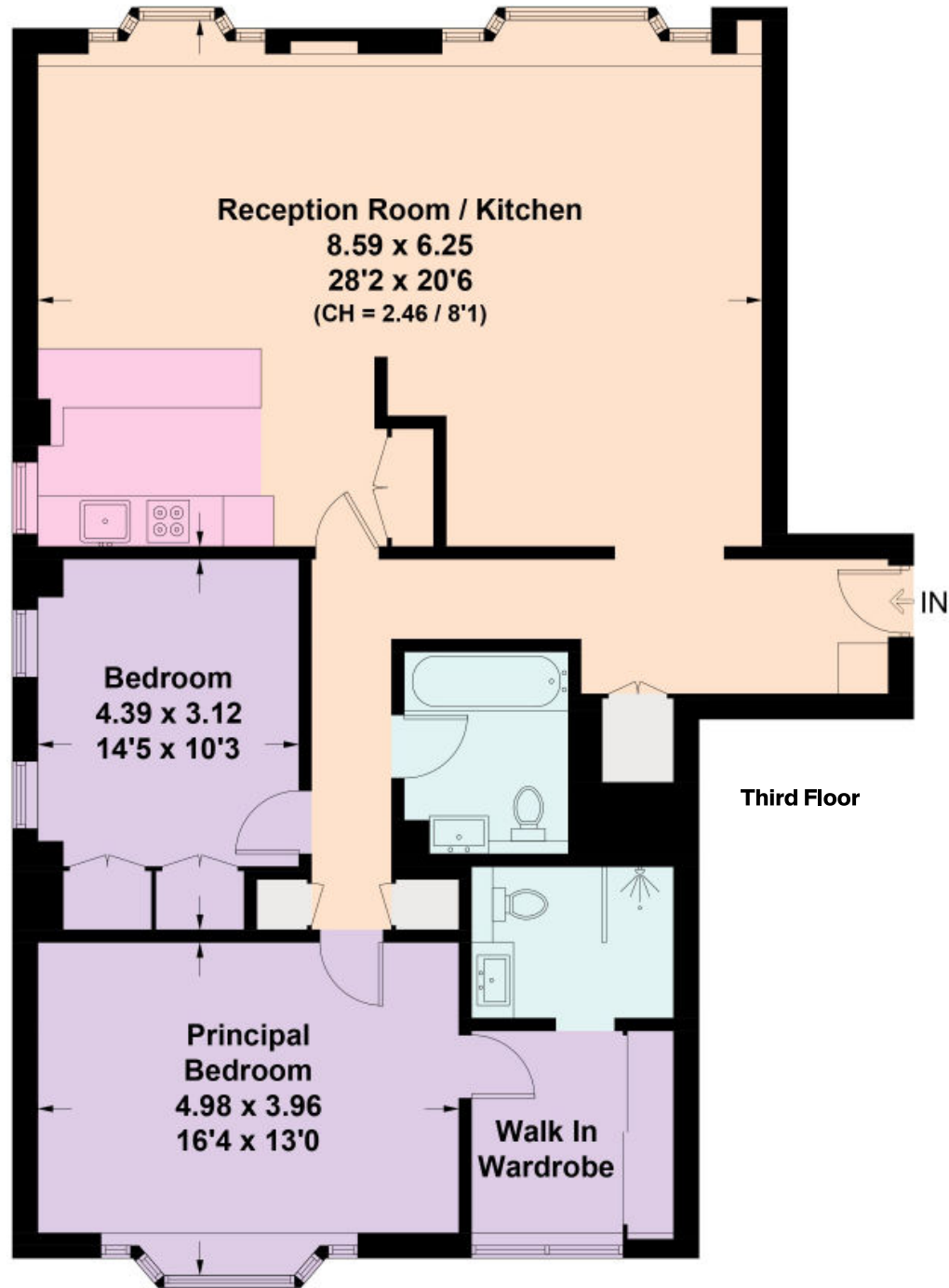






Approximate Gross Internal Floor Area
119.9 sq m / 1,290 sq ft
(including limited use area: 1.9 sq m / 20 sq ft)

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.



Knight Frank

Mayfair

120a Mount Street

London W1K 3NN

Kimberley Pratt

+44 20 3892 3578

kimberley.pratt@knightfrank.com

[knightfrank.co.uk](https://www.knightfrank.co.uk)

Your partners in property



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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated November 2024. Photographs and videos dated November 2024.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.