

Grosvenor Square, Mayfair W1



An exceptional three bedroomed lateral apartment in the heart of **Mayfair**

Design by award winning architects and developers Rigby & Rigby, and located on the fourth floor of a purpose-built residential building, with 24-hour uniformed portage, this stunning apartment offers ample living and entertaining space just moments from an array of prestigious designer retailers located along New Bond Street.

Accommodation

Reception/dining room | Kitchen | Terrace

Principal bedroom with dressing room

Bedroom with dressing room | Third bedroom

Three bathrooms | WC



Tenure

Leasehold, 90 years remaining

Service Charge

TBC

Guide Price

£9,950,000

Local Authority

City of Westminster

Ground Rent

TBC

Council Tax

Band H







The breath-taking reception room is flooded with natural light from eight sash windows with easterly views over Grosvenor Square. The entertaining space showcases a luxury bar with side access to the kitchen, making it ideal for hosting dinner parties.

The sumptuous kitchen design is of the highest specification, with integrated Gaggenau Appliances and marble worktops.

This exceptional apartment is filled with an abundance of luxury specifications, including underfloor heating and comfort cooling throughout, as well as fully integrated Lutron lighting and the latest AV technology.

All bedrooms offer luxurious en suite bathrooms and ample storage space, along with state-of-the-art comfort cooling and heating systems, and underfloor heating for ultimate luxury. The rooms benefit from flexible, integrated lifestyle lighting that can be altered to cater to any need, as well as automated curtains or blinds.

This beautiful building benefits from two large passenger lifts and secure underground parking.

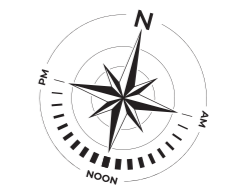
Location

Grosvenor Square is one of the most prestigious addresses in London, located in the heart of Mayfair. It is just moments from exclusive private members clubs such as Annabel's and famous restaurants such as Sexy Fish. There is an abundance of designer retailers along Old Bond Street and on Mount Street, as well as numerous restaurants, and the famous Connaught hotel. Hyde Park and Green Park offer tranquil green space close by if one wishes to escape the hustle and bustle of the district. Marble Arch and Bond Street underground stations are both within walking distance of the property.



Approximate gross internal area
2,049 sq ft / 190.4 sq m
 including limited use area
57 sq ft / 5.3 sq m

This plan is for guidance only
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 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 November 2023. Photographs and videos dated May 2021 and November 2023.

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