



Upper Grosvenor Street, Mayfair **WIK**

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# Upper Grosvenor Street Mayfair W1K

This spacious apartment is found in a purpose-built block just off Grosvenor Square. It spans over five windows and extends to over 1,800 sq ft. The flat benefits from 24 hour portage and air conditioning throughout. Additionally, there is a private communal garden at the rear of the building.

Accommodation in the property comprises a large living/dining space, a kitchen, and the principal bedroom with en suite bathroom. There are two further double bedrooms (one of which is en suite) and an additional shower room.



**Guide price:** £5,950,000

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

**Service charge:** £34,761.78 per annum, reviewed every year, next review due 2024

**Ground rent:** £1,700 per annum, reviewed every year, next review due 2025

**Local authority:** City of Westminster

**Council tax band:** H





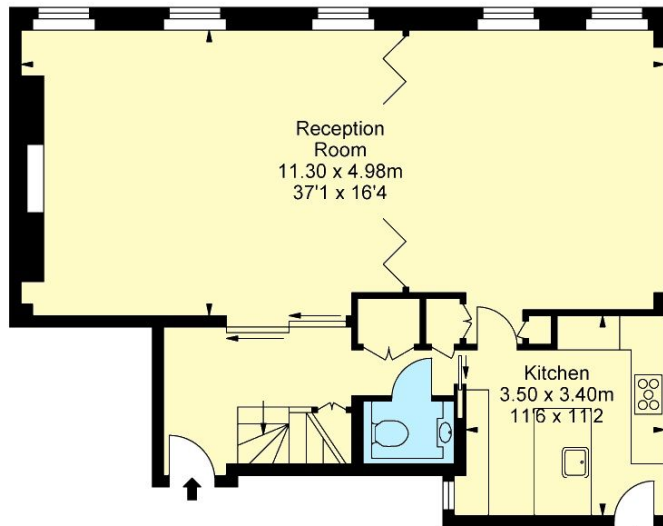
Upper Grosvenor Street runs between Grosvenor Square and Park Lane, close to the boutiques and restaurants of Mount Street, and the amenities of the West End. Bond Street tube station is nearby (Central, Jubilee and Elizabeth lines).



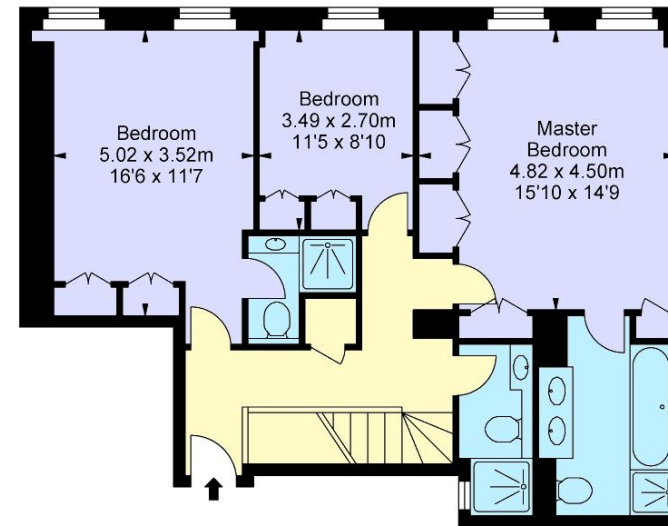
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

## Upper Grosvenor Street, W1K

Approximate Gross Internal Area  
167.53 sq m / 1,803 sq ft



First Floor  
Approximate Gross Internal Area  
84.08 sq m / 905 sq ft



Second Floor  
Approximate Gross Internal Area  
83.45 sq m / 898 sq ft

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I 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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Particulars dated July 2023. Photographs and videos dated September 2019.

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