



Eaton House, Upper Grosvenor Street, Mayfair W1K

Upper Grosvenor Street, Mayfair **W1K**

This large, lateral penthouse apartment is located in a highly sought-after block on Upper Grosvenor Street. Just moments from Grosvenor Square, the property is in the heart of Mayfair and benefits from 24-hour concierge. Sitting within a stylish 1930s Art Deco building, this four bedroom apartment is located on the seventh floor and offers south-facing roof top views. Accommodation comprises a wide entrance lobby leading into the elegant reception room, three bedrooms, three bathrooms, a guest WC, a fully integrated kitchen and a staff bedroom off the kitchen. The property has air conditioning, communal central heating, and original Art Deco common parts.



Guide price: £6,000,000

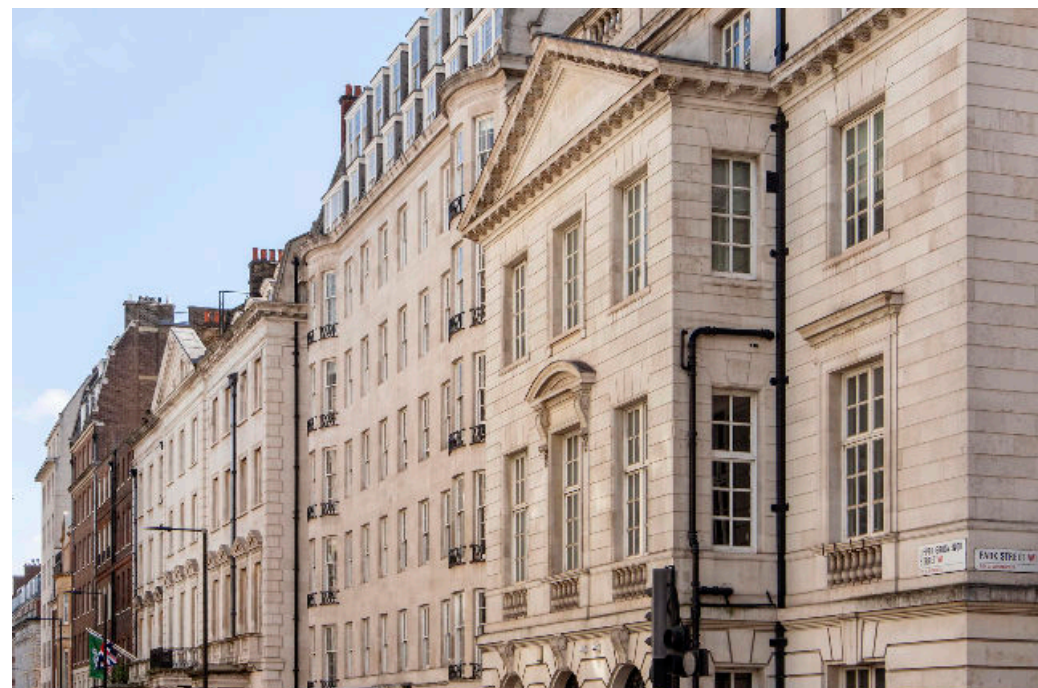
Tenure: Leasehold: approximately 101 years remaining

Service charge: £36,918 per annum, reviewed annually

Ground rent: Peppercorn

Local authority: City of Westminster

Council tax band: H



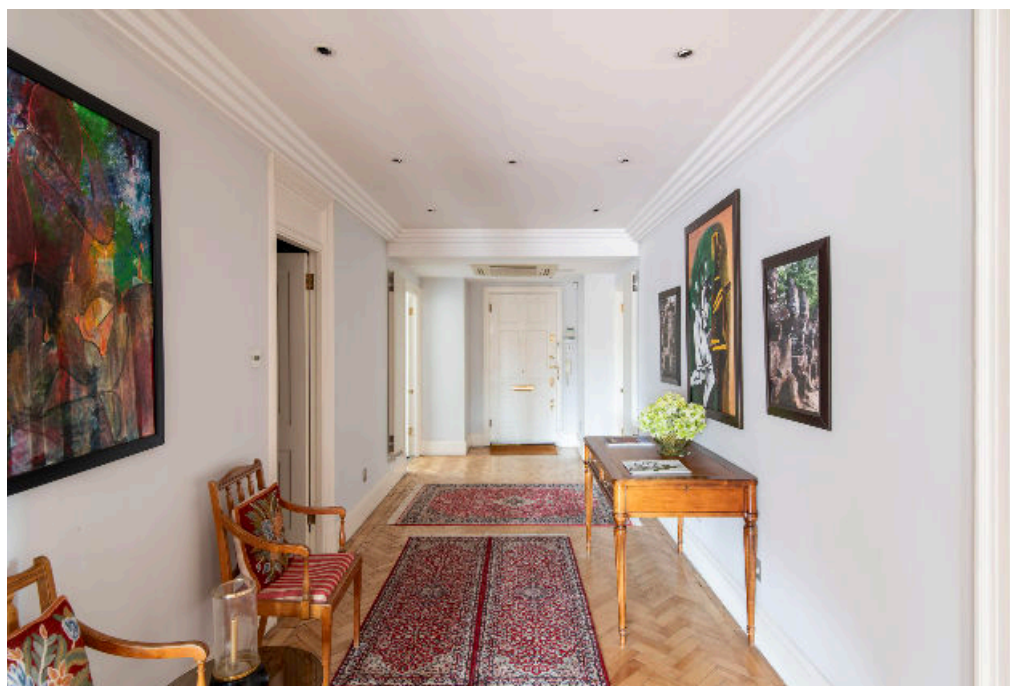


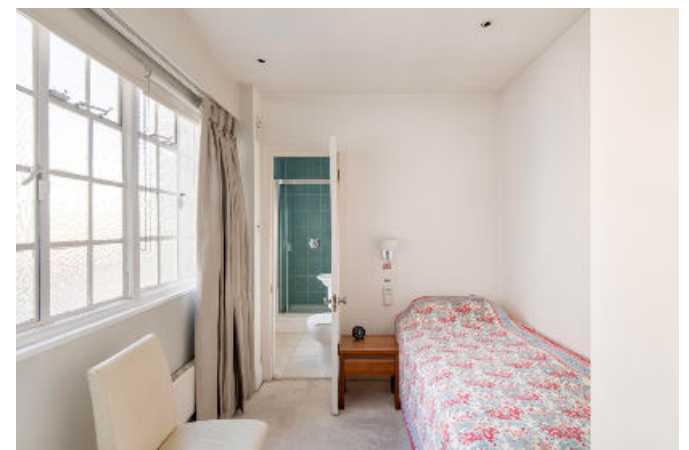
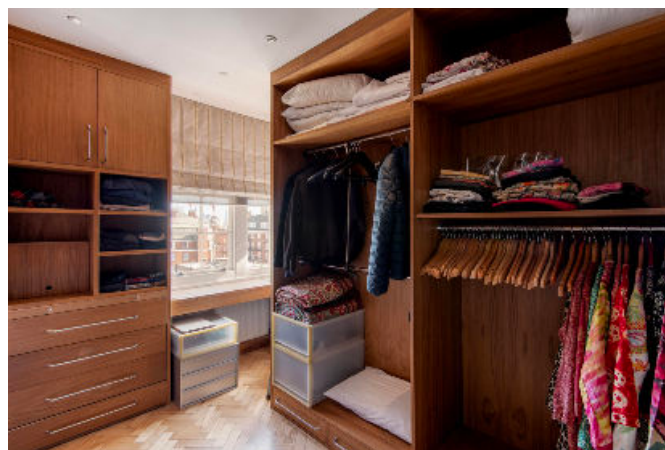


Location

Upper Grosvenor Street runs between Grosvenor Square and Park Lane; an area defined by its historic gardens and elegant buildings. It is close to the finest boutiques, bars and restaurants that Mayfair has to offer, as well as the impressive amenities of the West End.

The property is situated moments from the beautiful green spaces of prestigious Grosvenor Square and Mount Street Gardens, and there are excellent transport links within close proximity including Marble Arch tube station (Central line) and Bond Street tube station (Central, Jubilee and Elizabeth lines).





Approximate Gross Internal Floor Area
 207.2 sq m / 2230 sq ft
 (Including Limited Use Area: 0.3 sq m / 3sq 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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Particulars dated September 2023. Photographs and videos dated September 2023.

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