



Upper Brook Street, Mayfair **WIK**

Upper Brook Street

Mayfair WIK

The apartment is located on the corner of Grosvenor Square, with sweeping views of the square and the promenade of what will be the new Flagship Rosewood Hotel. This luxurious two bedroom apartment (with lift access) is on the second floor and has been newly renovated to an exceptionally high specification. The kitchen can be accessed through the spacious reception/ dining room which offers an abundance of light and comes equipped with its own discreet bar area. The apartment further comprises a principal bedroom and a double bedroom, both with en suite bathrooms.



Guide price: £5,450,000

Tenure: Share of Freehold: approximately 994 years remaining

Service charge: £7,500 per annum, reviewed annually

Ground rent: Peppercorn

Local authority: City of Westminster

Council tax band: G

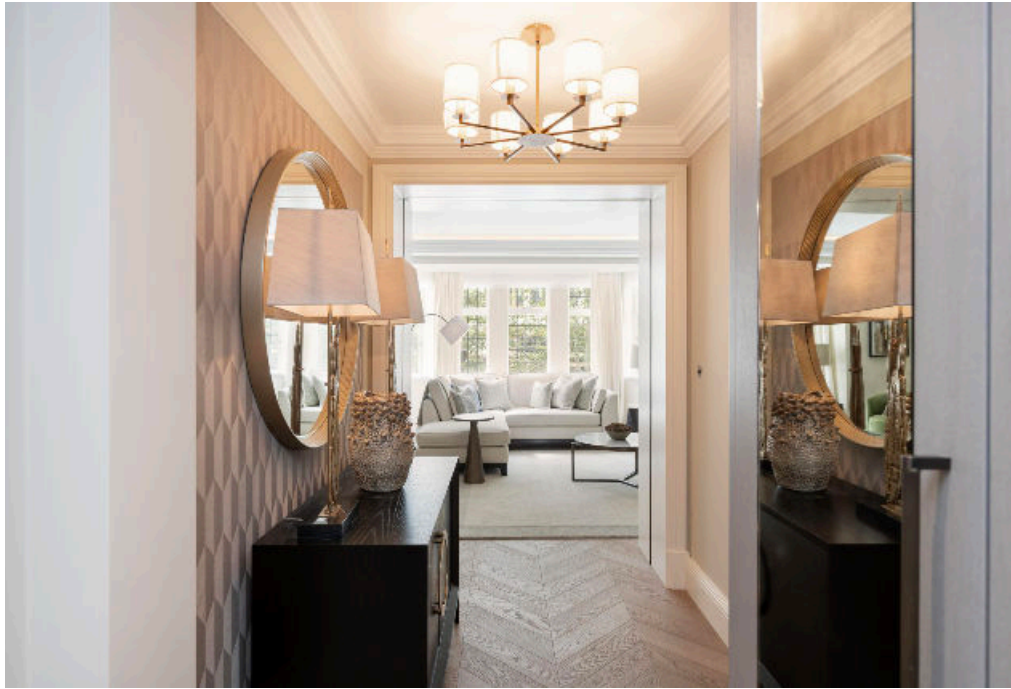
Location

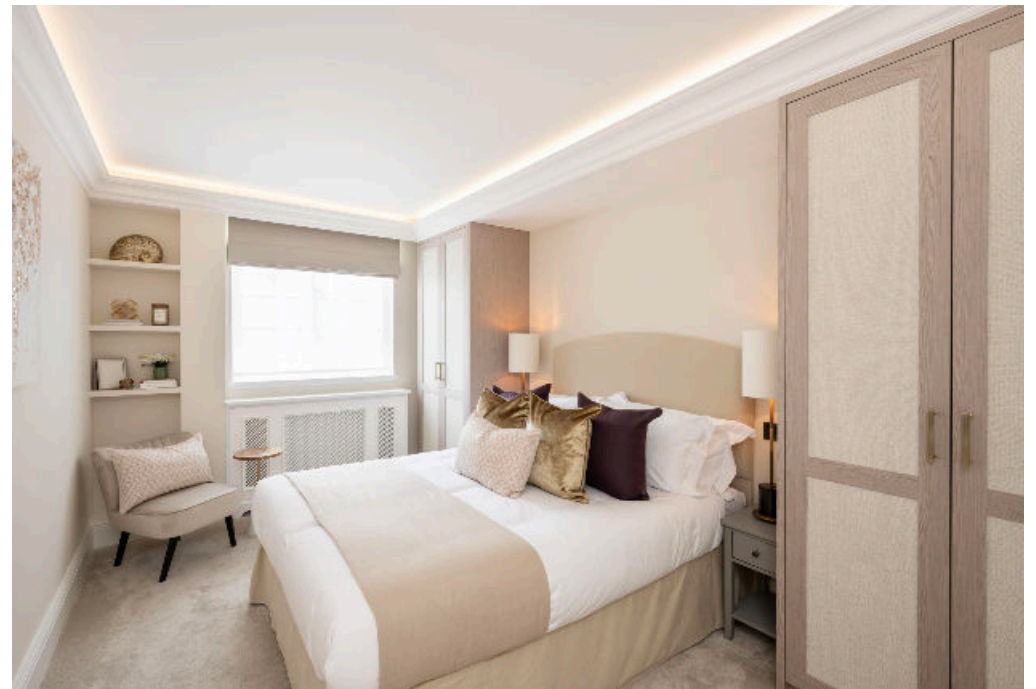
Mayfair is home to some of London's finest restaurants, including Scott's on Mount Street, Roka on North Audley Street and Michelin starred Le Gavroche on Upper Brook Street. This property is located close to the designer boutiques of Bond Street and Selfridges.

The area plays host to some of Europe's leading art galleries, including The Royal Art Academy off Old Bond Street and Phillips Gallery on Berkeley Square. Mayfair is ideally located near the open spaces of Hyde Park, St. James's, and Green Park.

Upper Brook Street benefits from excellent transport links including Bond Street Underground Station for the Jubilee, Central and Elizabeth lines.



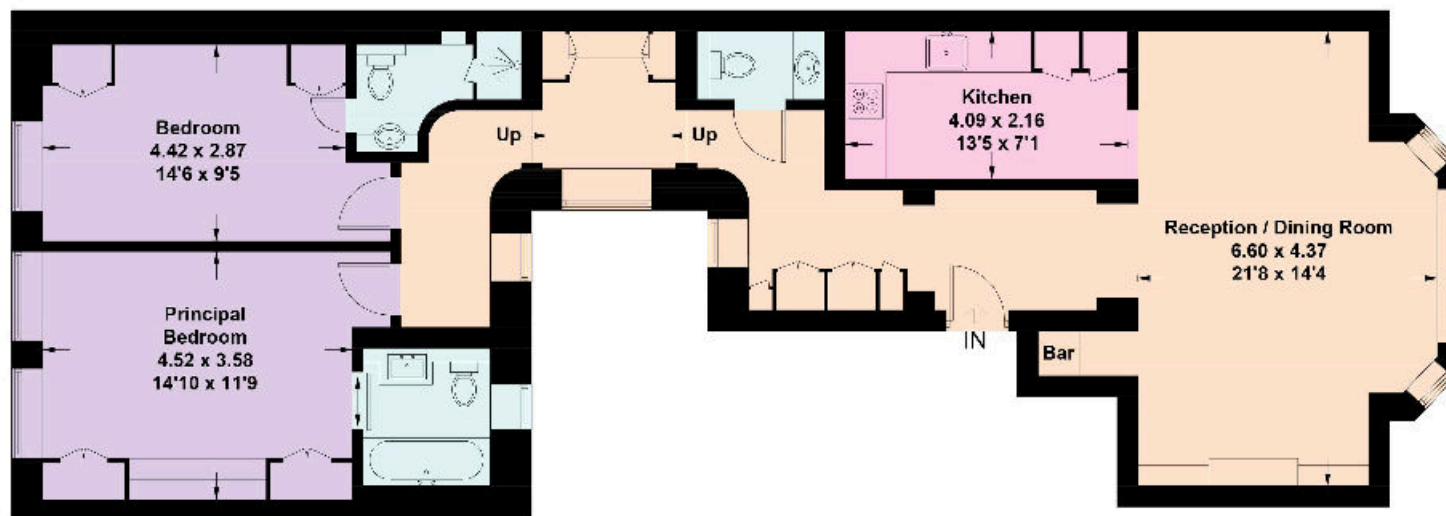




This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

Upper Brook Street, W1K

Approximate Floor Area = 104.2 sq m / 1122 sq ft
Including Limited Use Area (3.5 sq m / 38 sq ft)



Second Floor

Knight Frank
Mayfair
120a Mount Street
London W1K 3NN

I would be delighted to tell you more
Jonathan Fieldman
+44 20 7647 6615
jonathan.fieldman@knightfrank.com

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



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 June 2023. Photographs and videos dated June 2023.

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