



Grosvenor Street, Mayfair, London W1K



Grosvenor Street, Mayfair **WIK**

This lateral one bedroom apartment is situated on the third floor of an attractive red brick building in the heart of Mayfair. The apartment is offered in good condition and accommodation currently comprises a well-proportioned reception/dining room, separate kitchen, bathroom, and a double bedroom with built-in wardrobes.

Residents of the building benefit from smart communal areas, a day porter, lift access, and a laundry room.

This excellent apartment would make an ideal Mayfair pied-a-terre or investment property.



Guide price: £795,000

Tenure: Share of freehold plus leasehold, approximately 110 years remaining

Service charge: £6,014 per annum, reviewed , next review due 2025

Ground rent: £200 per annum, reviewed every year, next review due 2025

Local authority: City of Westminster

Council tax band: E



Location

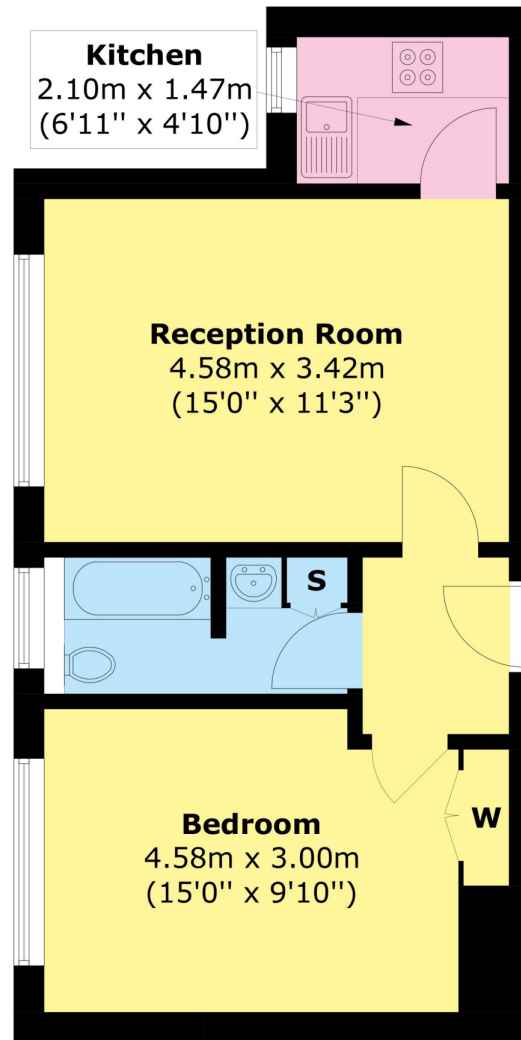
No. 32 allows easy access to the best Mayfair has to offer in fine dining, shopping and art. It is perfectly positioned to take advantage of the area's boutique shops, Michelin starred restaurants, and 5 star hotels.

The property is situated moments from the beautiful green spaces of Grosvenor Square and Mount Street Gardens, and there are excellent transport links available at nearby Bond Street Station (Central, Elizabeth and Jubilee lines).



**Approximate Gross Internal Floor Area
40.5 sq m / 435.9 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.



Third Floor

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We 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 May 2023. Photographs and videos dated May 2023.

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