



GROSVENOR SQUARE

MAYFAIR W1





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WIDELY ACKNOWLEDGED TO BE THE FINEST APARTMENT BUILDING ON THE SOUTH SIDE OF GROSVENOR SQUARE, THIS IMPRESSIVE LATERAL APARTMENT OF MORE THAN 5,000 SQUARE FEET ENJOYS UNPARALLELED VIEWS ACROSS THE SQUARE AS WELL AS HAVING A 984 YEAR LEASE, SHARE OF FREEHOLD AND 24 HOUR PORTER.

THE FLAT IS VAST AND PLENTIFUL (3M CEILING HEIGHTS) WITH THREE ADJACENT RECEPTION ROOMS TOTALLING 63 FEET IN LENGTH FACING THE SQUARE. IN ADDITION THE APARTMENT OFFERS FOUR MAIN BEDROOMS, AN IMPRESSIVE ENTRANCE HALL AND EXTENSIVE STAFF ACCOMMODATION.





THE ENTRANCE HALL WITH 24 HOUR PORTERAGE

ALL PRINCIPAL ROOMS LEAD OFF A GENEROUS INNER RECEPTION HALL WITH A REAR SOUTH FACING BALCONY. THE APARTMENT FURTHER BENEFITS FROM GENEROUS STAFF ACCOMMODATION AT THE REAR AND A LARGE, FUNCTIONAL KITCHEN.

SUBJECT TO THE USUAL CONSENTS, THE FLAT COULD BE COMPREHENSIVELY RE-MODELLED AND REFURBISHED TO CREATE WHAT WOULD ARGUABLY BE ONE OF THE FINEST RESIDENCES IN CENTRAL LONDON, WITH MORE THAN 2,000 SQUARE FEET OF RECEPTION SPACE FACING THE SQUARE.

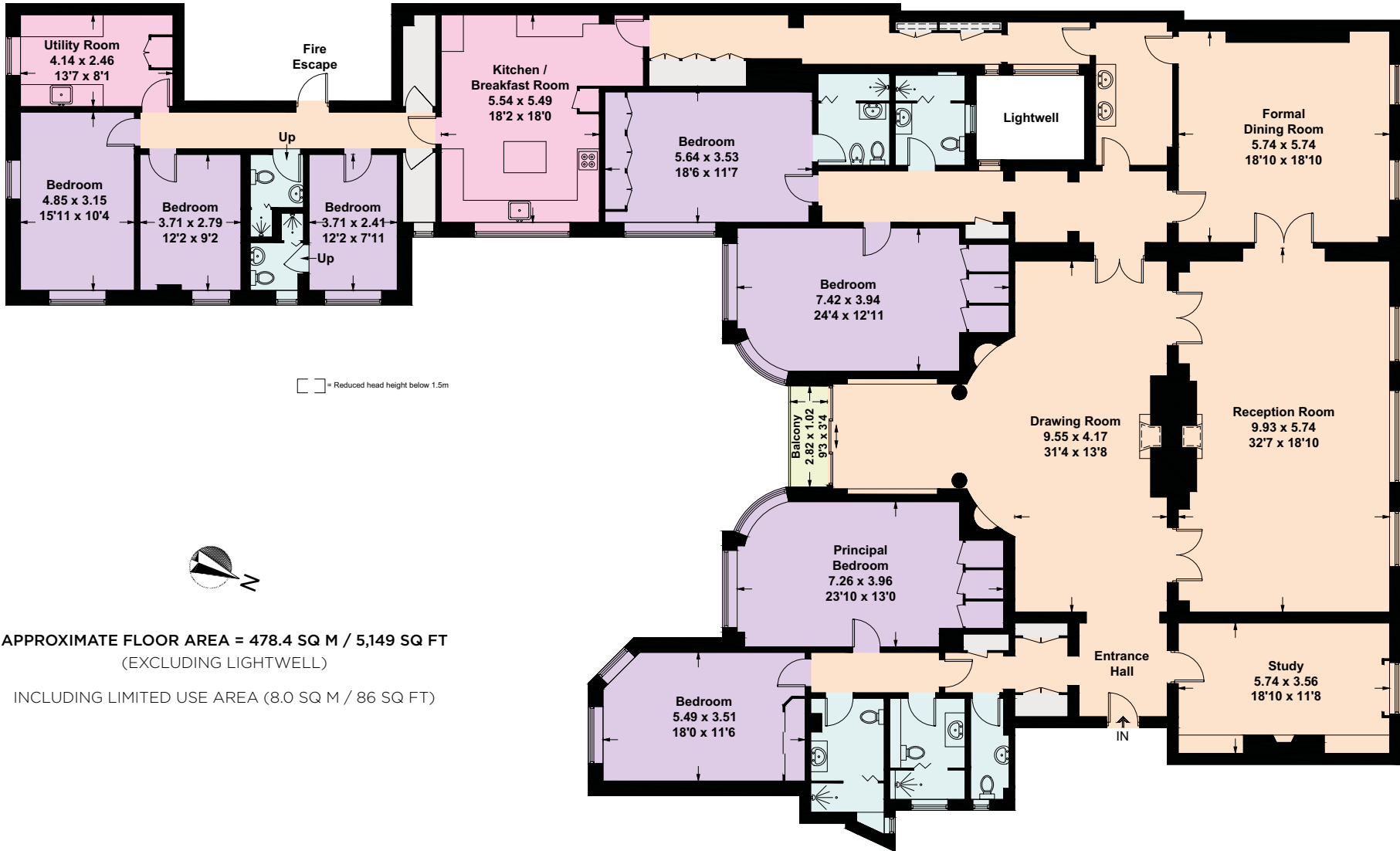
THE BUILDING ENJOYS 24 HOUR UNIFORMED PORTERAGE AND TWO PASSENGER LIFTS. THE RESIDENTS HAVE ALSO COLLECTIVELY ACQUIRED THE FREEHOLD OF THE BUILDING.





ACCOMMODATION & AMENITIES

ENTRANCE HALL • DRAWING ROOM • FORMAL DINING ROOM • STUDY • 32 FOOT RECEPTION ROOM
FOUR DOUBLE BEDROOMS • FOUR BATHROOMS (ONE EN-SUITE) • GUEST CLOAKROOM • SOUTH FACING BALCONY • KITCHEN
TWO STAFF BEDROOMS • STAFF RECEPTION ROOM • STAFF BATHROOM • LAUNDRY ROOM
IMPRESSIVE BUILDING ENTRANCE HALL • TWO PASSENGER LIFTS • 24 HOUR UNIFORMED PORTER



APPROXIMATE FLOOR AREA = 478.4 SQ M / 5,149 SQ FT
(EXCLUDING LIGHTWELL)

INCLUDING LIMITED USE AREA (8.0 SQ M / 86 SQ FT)

SECOND FLOOR



TENURE: 984 YEAR LEASE PLUS SHARE OF THE FREEHOLD

PRICE: £18,000,000

Joint Sole Agents



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WETHERELL
MAYFAIR'S FINEST PROPERTIES

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