

UPPER GROSVENOR STREET, LONDON, W1K
£9,479,999 LEASEHOLD

UPPER GROSVENOR STREET, W1K MAYFAIR

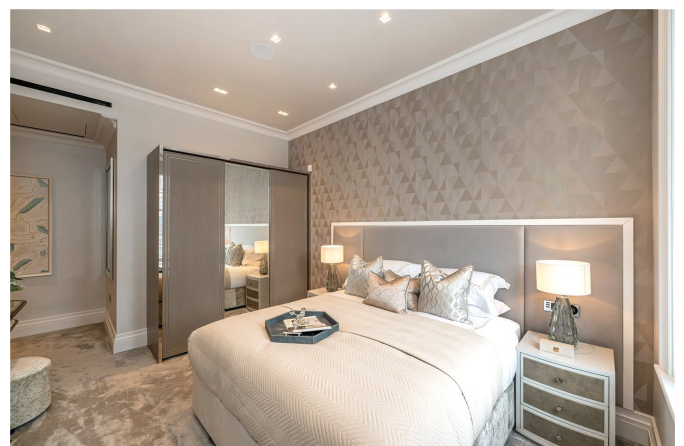
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DESCRIPTION:

An outstanding three-bedroom apartment occupying the entire second floor of a prestigious Mayfair building, with direct lift access. Spanning 2,335 sq. ft, this beautifully refurbished lateral residence seamlessly blends timeless period elegance with contemporary design.

The grand south-facing reception room features 10'11" ceilings, three large sash windows, and Crema Marfil flooring with a bespoke 'sunrise' wood border, flooding the space with natural light.





DESCRIPTION:

All three bedrooms boast luxurious en-suite bathrooms, and the apartment is fully air-conditioned for year-round comfort. The property also features advanced Lutron lighting and Control4 AV systems, underfloor heating, and high-pressure water systems - offering both luxury and modern convenience throughout.

Upper Grosvenor

Approx. Gross Internal Area 2335 Sq Ft - 216.93 Sq M
(Excluding Lift)



Second Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold

Term: 132 years approx.

Service Charge: £11,752 per annum

Ground Rent: Peppercorn

Council Tax Band: H

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.