







## 18 GROSVENOR SQUARE, MAYFAIR



An elegant, impeccably designed, lateral apartment of 3,509 square feet with four bedrooms situated on the fourth floor overlooking one of London's largest and oldest garden squares.

In the 1720s, Grosvenor Square was conceived as the centrepiece of Mayfair when the Grosvenor family started developing the area into '*Residences for the fashionable world*'.

With three centuries of distinguished history, Grosvenor Square remains synonymous with style and luxury and has some of the most desirable residential property available in London.

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Generous lateral space, quality of light and expansive views over Grosvenor Square characterise the apartment. Meticulously transformed by designers 1508 London and Taylor Howes, the apartment tastefully combines traditional detailing with modern aesthetics.

The central entrance hall features a bespoke mirrored box around which the principal rooms are located.

The double reception room spans over 42 feet with five south facing windows and features a full height marble fireplace at either end.

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The reception room is linked to the dining room by a rosewood library.



The dining room seats ten comfortably and features a bespoke mirrored bar.



The principal rooms all feature full height panelling with mouldings accentuated in gold leaf.

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The custom designed kitchen includes an extensive range of Gaggenau and Miele appliances.





The master suite is classically proportioned with luxurious bedroom, dressing room and bathroom all featuring specialist materials and lighting.





The master bedroom at over 19½ feet in length, has a separate dressing room which includes bespoke floor to ceiling leather fronted wardrobes and integrated lighting.



The master bathroom is finished in bookmatched statuario marble with a double vanity unit and large walk-in shower.





The principal guest room is spacious with built-in wardrobes and ensuite shower room in full height travertine marble.





Bedroom three is elegant and refined with ensuite bathroom in distinctive full height striato olimpico marble.

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Bedroom four is sensitively detailed with silk wallpaper and ensuite shower room in full height bianco cristallo marble.

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APARTMENT 4  
18 GROSVENOR SQUARE  
SPECIFICATION

**Communal Areas**

- Portage service Monday to Friday 8am-6pm and Saturday 8am-1pm
- 6 person lift
- Original stone staircase from ground to fifth floor
- Outdoor communal space

**The Apartment**

**Entrance Hall**

- Honed marble serpeggiante flooring
- Recessed LED lighting to ceiling coffer
- Grey timber wall panelling with hand gilded gold leaf
- Full height antique mirror box to service core with laser etched diamond pattern

**Reception & Dining**

- Solid oak double fumed herringbone timber floor
- Rosewood joinery with antique bronze trims and leather inserts
- Polished statuario marble fireplaces
- White painted panelling with hand gilded gold leaf
- Recessed LED lighting to ceiling coffer

**Kitchen / Utility**

- Honed marble serpeggiante flooring
- Modulnova kitchen from the 'Fly' range with aluminium door fronts
- Silstone lagoon composite stone worktop, sink, sloped drainer, island ends and splashback in same material

The following Gaggenau integrated fittings and equipment are included:

- Gaggenau Vario integrated fridge / freezer with integral ice maker
- Gaggenau activated charcoal water filter for ice maker in freezer
- Gaggenau Vario integrated wine fridge

The following Miele integrated fittings and equipment are included:

- Miele stainless steel multi-function oven – Sensortronic
- Miele stainless steel microwave combination oven with grill
- Miele fully integrated dishwasher
- Miele 5 zone induction hob
- Miele plate and food warming drawer, touch controls and push-to-open, fan heat for slow cooking
- Miele freestanding washing machine
- Miele freestanding tumble dryer

**Bedrooms**

- Bedrooms, dressing rooms and associated areas with cut pile carpets in champagne colour
- Specialist hand finished wallpapers are used throughout
- Fitted wardrobes with integrated internal lighting
- Bedroom 2: Fitted wardrobes with doors and carcasses constructed in walnut matt lacquer with antique glass door covering and cedar backs to closets
- Bedroom 3 / 4: Fitted wardrobes with door and carcasses constructed in walnut matt lacquer with high gloss ash veneer to door covering and cedar backs to closets

**Master Bedroom**

- Recessed LED lighting to coffer

**Master Dressing Room**

- Fitted wardrobes with doors and carcasses in oak specialist veneer in high gloss finish with inset leather panels and polished nickel trim to doors with cedar backs to closets
- Fitted wardrobes with integrated internal lighting

**Master Bathroom**

- Polished statuario marble slabs to floors and full height to walls
- THG Laliq sanitaryware
- Bespoke marble double vanity unit
- Starck 2 WC
- Vanity unit in a high gloss specialist oak veneer

**Shower Room 2**

- Cream travertine marble slabs full height to walls and crema marfil marble to floor
- THG Beluga sanitaryware
- Antique mirror to vanity unit
- Starck 2 WC
- Joinery in a high gloss specialist ash veneer

**Bathroom 3**

- Polished striato olimpico marble slabs to floors and full height to walls
- THG Beluga sanitaryware
- Starck 2 WC
- Joinery in high gloss dark stained ash

**Shower Room 4**

- Bianco cristallo lucido marble slabs to floors and full height to walls
- THG Beluga sanitaryware
- Starck 2 WC
- Joinery in a high gloss specialist ash veneer

**Cloakroom**

- Full height rosewood panels to walls with bronze inserts
- Bespoke vanity unit with esket veined marble top and black shagreen faceted door fronts
- THG sanitaryware

**Snug**

- High definition full screen TV with full surround sound wall speakers
- Rosewood joinery with leather shelves above

**Technology**

- Structured cabling for scene setting lighting, TV, data, intruder alarm systems, access control and video entry
- Pre-wired for multi room audio and motorised window treatment to reception / dining room and all bedrooms
- High definition TV and audio distribution for Sky, Freeview, and Satellite
- Telephone and data outlets are provided
- Reception, dining room, kitchen, all bedrooms and bathrooms are pre-wired for audio with flush mount ceiling speakers fitted
- Full Crestron installation including touch screen providing video entry, lighting and blind control
- Lutron Homeworks lighting control system providing scene setting lighting in all rooms

**Security**

- Portage: Monday to Friday 8am-6pm and Saturday 8am-1pm
- Building-wide CCTV
- Stand alone intruder alarm system, comprising dual detectors, door contacts, window vibration detectors, panic button keypads and internal sounders
- Red Care Monitoring

**Heating Control and Ventilation**

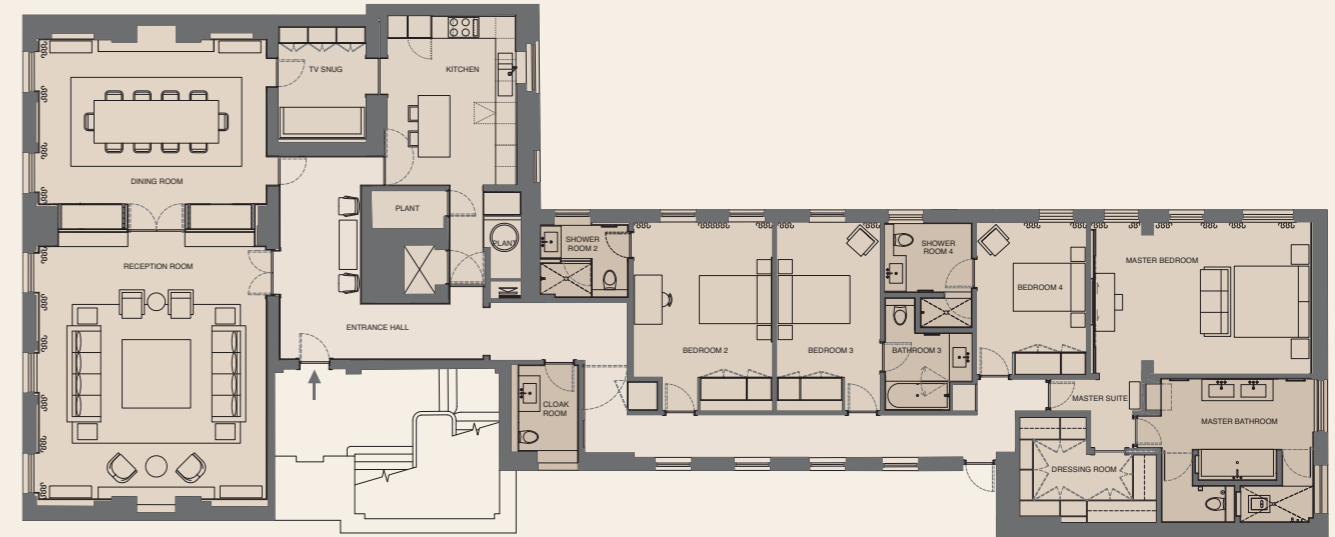
- Comfort cooling is provided to all occupied areas.
- The internal FCUs are served by an external condenser located on the lower ground floor
- The apartments space heating is provided by a gas-fired boiler linked to a radiator heating system throughout the property
- Additional electric under floor heating is provided to entrance hall, kitchen and all bathrooms

**General**

- Secondary glazing to kitchen, bedrooms and shower rooms
- Izé ironmongery throughout with bespoke handles to reception, dining room, bedroom, bathroom and shower room joinery

APARTMENT 4  
18 GROSVENOR SQUARE  
LAYOUT

Gross internal area 3,509 sq ft (326 sq m)







TERMS

Leasehold approximately 109 years  
Service Charge – £20,019 per annum  
Ground Rent – peppercorn



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President Franklin D. Roosevelt memorial in Grosvenor Square.



