



GROSVENOR
SQUARE
—
MAYFAIR W1

AN EXQUISITE PENTHOUSE ON MAYFAIR'S MOST DESIRABLE GARDEN SQUARE



A three bedroom, two bathroom penthouse is set over 1,171 sq. ft of lateral space within a prestigious portered block. The apartment can be accessed from both Grosvenor Square and Three Kings Yard with a lift taking you to the top floor. Upon entry there is a fully integrated, open plan kitchen leading through to the large and bright reception room which is four windows wide with views of the terrace and beyond. French doors lead out to the 342 sq. ft demised roof terrace with spectacular views of Claridge's Hotel.

The spacious principal suite has built-in wardrobes and is quietly located with views of the Italian Embassy gardens. There is also a large en suite bathroom with a free-standing bath and walk-in shower. The second bedroom shares the same views and also has built-in wardrobes and an en suite shower room. There is a guest WC and further integrated storage.

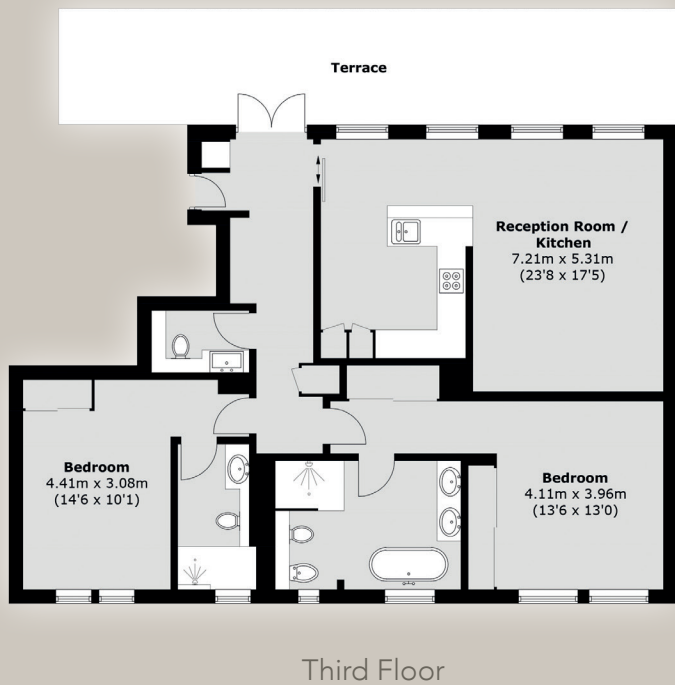
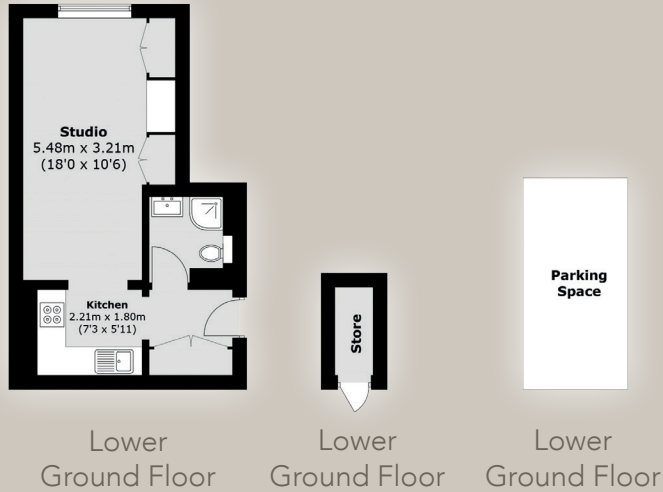
The lease also incorporates a self-contained studio apartment with its own entrance and a bright, west facing Grosvenor Square aspect. The studio has been renovated to a modern condition with built-in storage, an open plan kitchen and a separate shower room.

Both apartments are held on the same long lease and have an allocated underground parking space and a separate storage room.



No. 5 Grosvenor Square is located on the eastern side of the square with grand marble steps leading towards the impressive oak double doors. The purpose-built apartment block benefits from a smart lobby with portage providing both service and security. Ideally situated in the heart of Mayfair just moments from Michelin star restaurants, exclusive private members clubs and boutique retailers. The green open spaces of Hyde Park are just a short stroll away.

Total area (approx.) 108.8 sq. m (1,171.1 sq. ft)
 Studio 28.7 sq. m (308.9 sq. ft)
 Store 1.6 sq. m (17.2 sq. ft)
 Terrace area 31.8 sq. m (342.3 sq. ft)
 Parking Space Area 9.8 sq. m (105.4 sq. ft)



Leasehold: 123 years unexpired
 Service Charge: Circa £21,000 per annum (inclusive of reserve fund)
 Ground rent: £435 per annum
 Parking: £150 per annum
 Price: £3,950,000



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