



GROSVENOR SQUARE

MAYFAIR W1



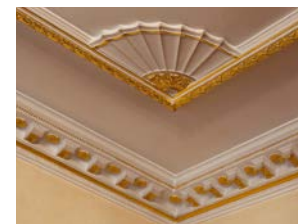


GROSVENOR SQUARE

MAYFAIR W1

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 999 YEAR LEASE, SHARE OF FREEHOLD AND 24 HOUR PORTER.

THE FLAT IS VAST AND PLENTIFUL 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.





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.

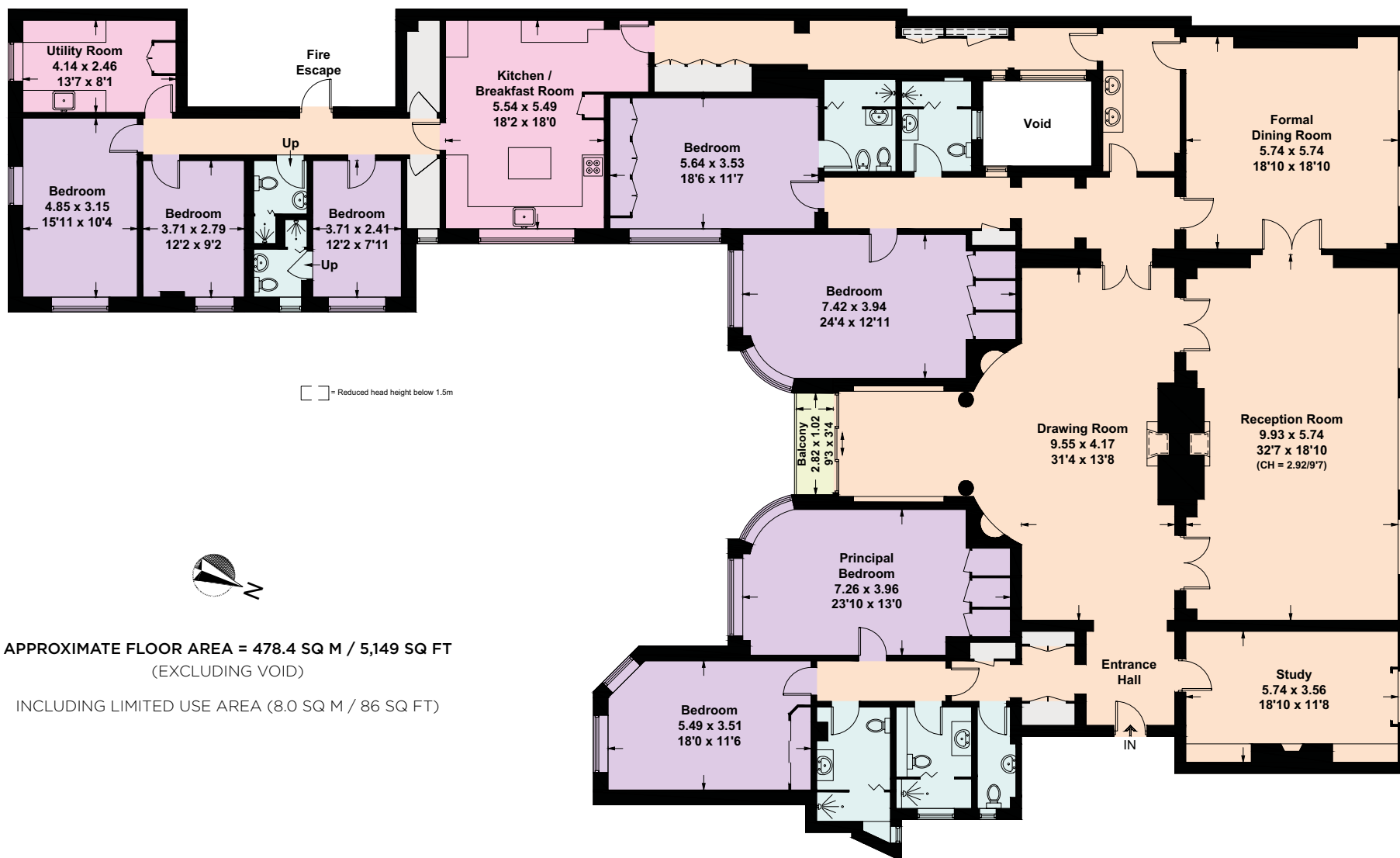
THE BUILDING ENJOYS 24 HOUR UNIFORMED PORTERAGE AND TWO PASSENGER LIFTS. THE RESIDENTS HAVE ALSO COLLECTIVELY ACQUIRED THE FREEHOLD OF THE BUILDING WITH THE APARTMENT CONSEQUENTLY BENEFITING FROM A 999 YEAR LEASE AND A SHARE IN THE FREEHOLD.





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



GROSVENOR SQUARE GARDENS

SECOND FLOOR



TENURE LEASEHOLD, 984 YEARS REMAINING PLUS A SHARE OF FREEHOLD

PRICE £18,000,000

Joint Sole Agents



120a Mount Street, London W1K 3NN
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