



Eaton House
39-40 Upper Grosvenor Street, W1K





A superbly located apartment, just by Grosvenor Square and Mayfair's new landmark hotel, the Chancery Rosewood, due to open in 2024.

The apartment comprises of a generous reception/dining room, separate kitchen, principal bedroom with en-suite bath and shower room, second bedroom with en-suite shower room, a third bedroom/office and a further shower room and w/c, set over an internal area of 1,277 sq. ft.

The large and bright reception room features a dining area, parquet hard wood flooring, high ceilings and a large bay window. The kitchen has modern integrated appliances and a large American-style fridge.

Both the principle bedrooms feature parquet hard wood flooring, built in wardrobes, and en-suite bathrooms with marble throughout.

The third bathroom features a shower and guest W/C. The building benefits from a 24 hour uniformed porter as well as lift access to the property, which is situated a short walk from the highly sought-after Grosvenor Square.

- Prime Mayfair location
- High quality refurbishment
- 3 bedrooms & 3 bathrooms
- Large reception room with a bay window
- Air-conditioning throughout
- 24-hour uniformed porter and lift

Asking Price £3,250,000

Energy Efficiency Rating		Current	Potential
95-100	A		
81-94	B		
69-80	C		
55-68	D		
49-54	E		
41-48	F		
35-39	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
			EU Directive 2002/91/EC

Tenure: Leasehold 108 years 7 months
Service Charge: £18,000
Ground Rent: £90
Local Authority: City Of Westminster
Council Tax Band: H

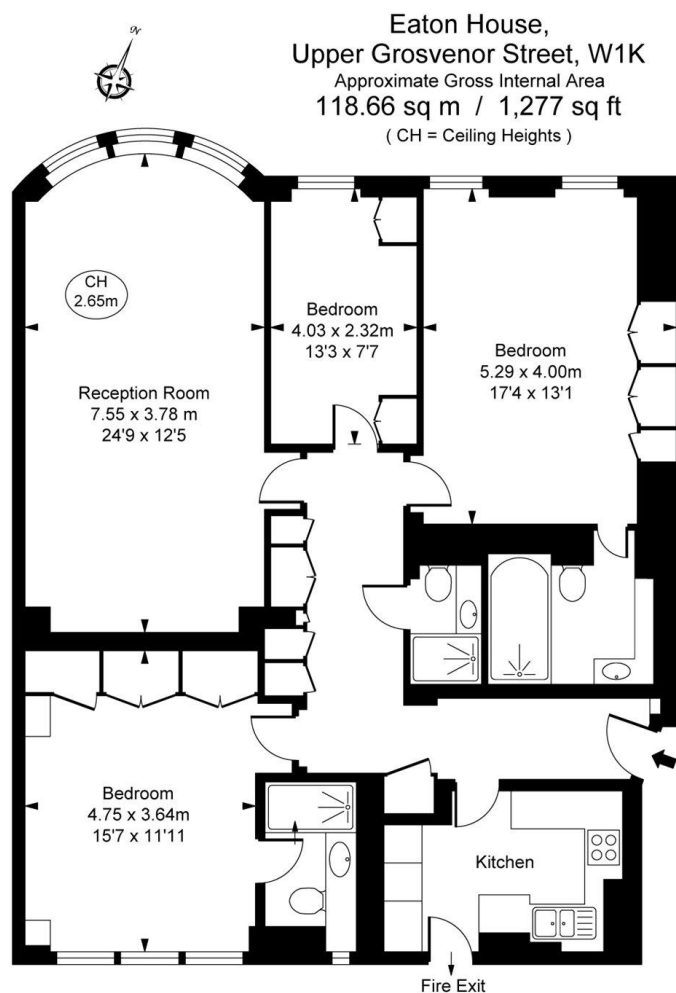
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Second Floor

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