



Upper Grosvenor Street
Mayfair, W1K

CHESTERTONS





Situated on first and second floors of sought-after apartment building, this three bedroom apartment extends to over 1,800 sq ft and is located a few moments from Grosvenor Square by the prestigious Chancery Rosewood hotel, set to open in 2024. Boasting a 37 ft wide double reception room with separate dining area and all five windows facing towards Upper Grosvenor Street, ideal for entertaining. Comprising three double bedrooms, two en-suite bathrooms, additional shower room, separate eat-in kitchen and a guest cloakroom.

The property has access to a communal garden area and further benefits include 24 hour portorage and passenger lift to both floors. Upper Grosvenor Street is close to Grosvenor Square and Mount Street with its vast array of boutiques and restaurants.

- 37 ft reception room
- Three double bedrooms
- Premier Location
- 24 hour portorage
- Lift to both floors

Asking Price £5,950,000

| Energy Efficiency Rating | | Current | Potential |
|--------------------------|---|---------|-----------|
| 90-100 | A | | |
| 81-89 | B | | |
| 72-80 | C | 69 | 72 |
| 63-71 | D | | |
| 54-62 | E | | |
| 45-53 | F | | |
| 35-44 | G | | |

Not energy efficient - higher running costs

EU Directive 2002/91/EC
England, Scotland & Wales

Tenure: Leasehold 100 years 2 months
Service Charge: £28,000
Ground Rent: Peppercorn
Local Authority: City Of Westminster
Council Tax Band: H

Chestertons Mayfair Sales

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Approximate Gross Internal Area
167.53 sq m / 1,803 sq ft

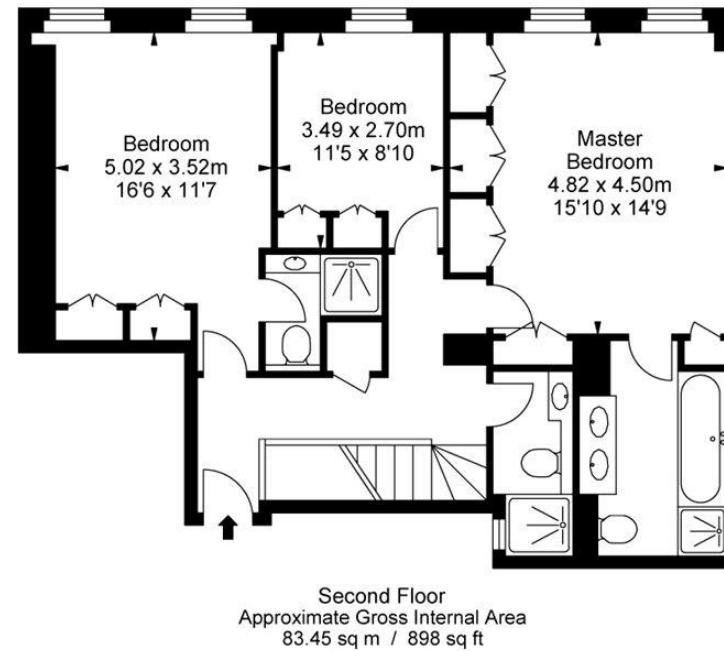
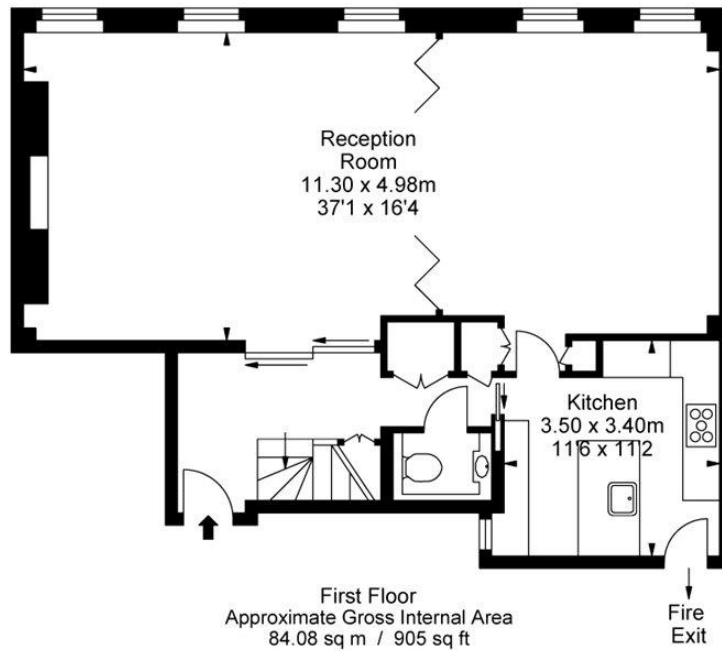


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