



Eaton House
39-40 Upper Grosvenor Street, W1K

CHESTERTONS





A superbly located interior designed apartment, just by Grosvenor Square and Mayfair's new landmark hotel, the Chancery Rosewood, due to open in 2025.

This newly refurbished two bedroom apartment has been completely renovated and finished to the highest of standards with air-conditioning throughout.

The apartment comprises of a generous reception/dining room, separate kitchen, principal bedroom with en-suite bathroom and second bedroom with en-suite shower room.

Both the bedrooms feature built in wardrobes, and en-suite bathrooms. The apartment is fully furnished and available as a turn-key property.

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
- Newly refurbished
- Interior designed
- En-suite bathrooms
- Air-conditioning
- 24-hour porter

Asking Price £3,200,000

Energy Efficiency Rating		Current	Potential
90-100	A		
81-89	B		
72-80	C	71	76
63-71	D		
54-62	E		
45-53	F		
35-44	G		

Not energy efficient - higher running costs

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

Tenure: Leasehold 99 years 11 months
Service Charge: £TBC
Ground Rent: £90
Local Authority: Westminster
Council Tax Band: G

Chestertons Mayfair Sales

47 South Audley Street
 London
 W1K 2QA

mayfair@chestertons.co.uk

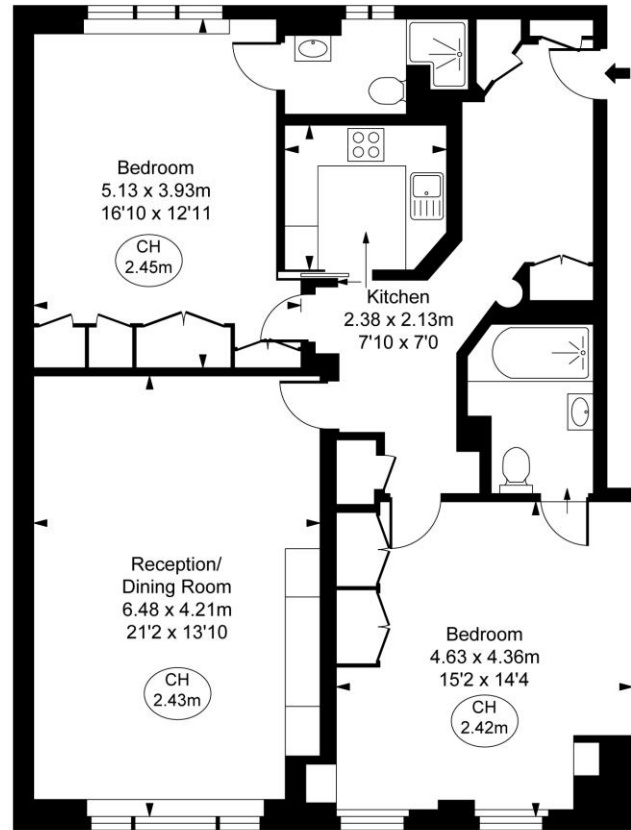
020 7629 4513

chestertons.co.uk

Eaton House,
Upper Grosvenor Street, W1K

Approximate Gross Internal Area
97.45 sq m / 1,049 sq ft

(CH = Ceiling Heights)



Ground Floor

This plan is not to scale. It is for guidance and not for valuation purposes.
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.
© Fulham Performance

Chesterton Global Ltd trading as Chestertons for themselves and for the vendor of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Chestertons or the vendor, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement or representation of fact, (iv) any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Chestertons or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property. Wide angle lenses may be used. ©Copyright Chestertons | Chesterton Global Ltd | Registered Office 40 Connaught Street, Hyde Park, London W2 2AB Registered Company Number 05334580.



This paper is
100% recyclable