



Eaton House  
39-40 Upper Grosvenor Street, W1K









We are pleased to present this beautifully refurbished, lateral two-bedroom apartment which offers 1,095 sqft of luxurious living space in the heart of Mayfair. Boasting an ideal location just moments from Grosvenor Square, this exceptional property combines modern comfort with timeless elegance.

The apartment is immaculately decorated throughout, with high-quality finishes and attention to detail. The spacious reception room provides a perfect setting for both relaxation and entertaining, while the large windows allow natural light to circulate through the apartment.

There are two well-proportioned bedrooms, the principle bedroom featuring its own stylish en-suite bathroom, and the guest bedroom having its own separate guest bathroom. The layout offers a seamless flow of space, with each room offering generous proportions for a truly comfortable living experience.

Additional benefits include 24-hour porter service for enhanced security and peace of mind, as well as the charm of lateral living in one of London's most desirable areas.

This is a truly exceptional property, offering the perfect blend of style, space, and location for those seeking a sophisticated Mayfair residence.

- Recently refurbished 2-bedroom, 2-bathroom apartment
- Master bedroom with en-suite bathroom
- Separate guest bathroom
- Air Conditioning throughout
- 24-hour portorage

Asking Price £3,250,000

Energy Efficiency Rating		Current	Potential
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England, Scotland & Wales			

**Tenure:** Leasehold 99 years 11 months

**Service Charge:** £20,858

**Local Authority:** Westminster

**Council Tax Band:** F

**Chestertons Mayfair Sales**

47 South Audley Street

London

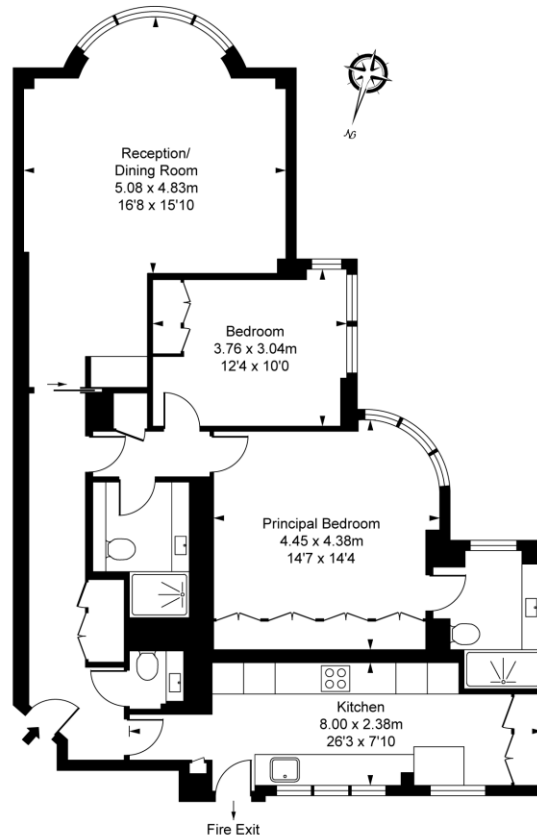
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Eaton House,  
Upper Grosvenor W1K  
Approximate Gross Internal Area  
101.71 sq m / 1,095 sq ft  
( CH = Ceiling Heights )



Fourth 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.  
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