



Upper Brook Street  
Mayfair, W1K

CHESTERTONS







A refurbished apartment superbly located in a discreet block on Upper Brook Street. This turn-key apartment is tastefully furnished and offers discerning buyers an opportunity to acquire the ideal pied-a terre.

The building is maintained to an exceptionally high standard, further benefiting from a porter and passenger lift. Residents have a Share of Freehold, and the heating & hot water are included within the service charges.

Superbly located on Upper Brook Street a short walk from the green open spaces of both Hyde Park and Grosvenor Square.

- Refurbished Apartment
- Sought after building & location
- Porter & Lift
- Potential to install air-conditioning
- Share of freehold

Asking Price £875,000

Energy Efficiency Rating		
Energy efficient - lower running costs	Current	Potential
92-100 A		
81-91 B		
69-80 C	74	80
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:** Share of Freehold 993 years 10 months  
**Service Charge:** £3900 including heating, hot water and porter  
**Ground Rent:** £50 P.A.  
**Local Authority:** City of Westminster  
**Council Tax Band:** E

**Chestertons Mayfair Sales**

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 London  
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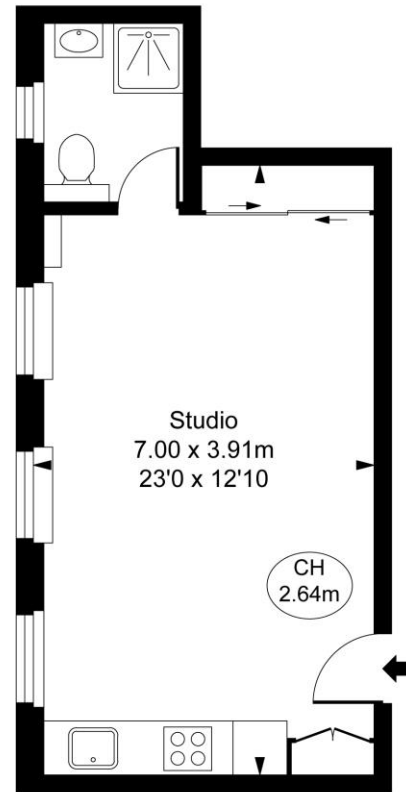
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## Upper Brook Street, W1K

Approximate Gross Internal Area

31.1 sq m / 335 sq ft

( CH = Ceiling Heights )



Second Floor

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