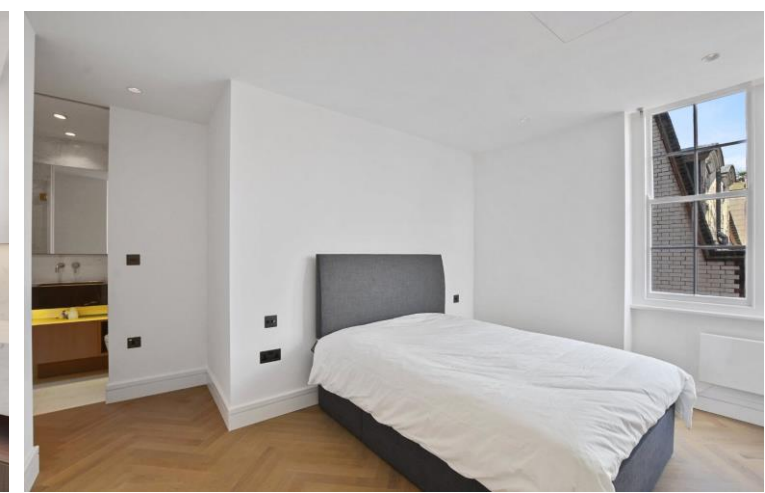




Eaton House  
39-40 Upper Grosvenor Street, W1K







We are delighted to present this well-appointed two-bedroom apartment, set within the prestigious Eaton House — a highly regarded portered mansion block in the heart of Mayfair.

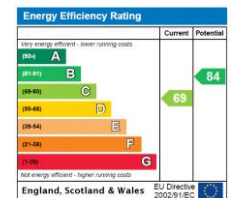
Offering a generous and thoughtfully arranged layout, the apartment comprises a bright south-facing reception room, ideal for both relaxing and entertaining, along with a separate fully fitted kitchen. The two bedrooms are well-proportioned, providing comfortable and versatile living accommodation. A stylish guest WC completes the offering.

Eaton House is celebrated for its refined elegance and attentive service, with uniformed porters and lift access to all floors, ensuring convenience and peace of mind for residents. Ideally located just 0.4 miles from Bond Street Underground Station, the property enjoys close proximity to Mayfair's world-renowned restaurants, boutiques, and cultural landmarks.

This is a rare opportunity to acquire a sophisticated lateral apartment in one of London's most desirable addresses, offering the perfect balance of style, space, and location.

- Well-proportioned 2-bedroom, 2-bathroom apartment
- Separate fully fitted kitchen
- Guest WC
- Lift access to all floors
- 24-hour uniformed portage

Asking Price £2,900,000



**Tenure:** Leasehold 99 years 7 months Expires (22/12/2124)  
**Service Charge:** £20,858 P.A.  
**Ground Rent:** £0  
**Local Authority:** City of Westminster  
**Council Tax Band:** H

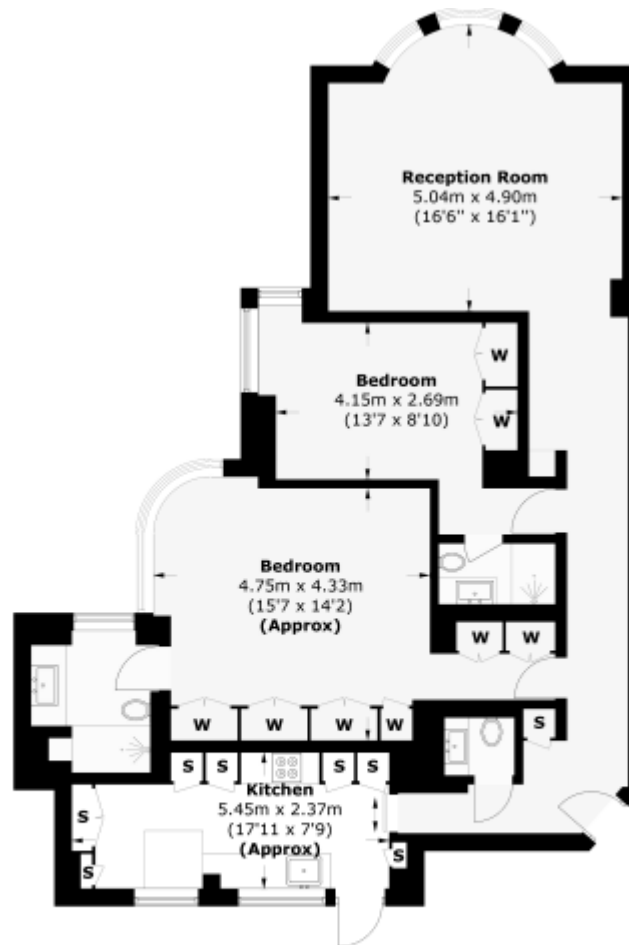
**Chestertons Mayfair Sales**

47 South Audley Street  
 London  
 W1K 2QA

mayfair@chestertons.co.uk

020 7629 4513

chestertons.co.uk



Area (approx.): 101.1 sq. m (1,088.2 sq. ft)

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