



Eaton House  
39-40 Upper Grosvenor Street, W1K







A modern lateral three bedroom three bathroom apartment in a period building benefiting from a lift and 24 hour uniformed porter. Set on the fifth floor, the apartment has been finished to a very high standard and benefiting from A/C.

### £9,550 pcm

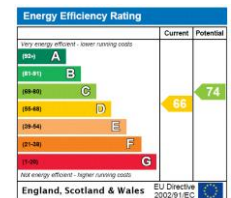
Additional tenant charges apply (fees apply to non-AST tenancies only)

Tenancy Agreement Fee: £300

References per Tenant/Guarantor: £60

Inventory check (approx. £100 – £250 inc. VAT)

[chestertons.co.uk/property-to-rent/applicable-fees](https://chestertons.co.uk/property-to-rent/applicable-fees)



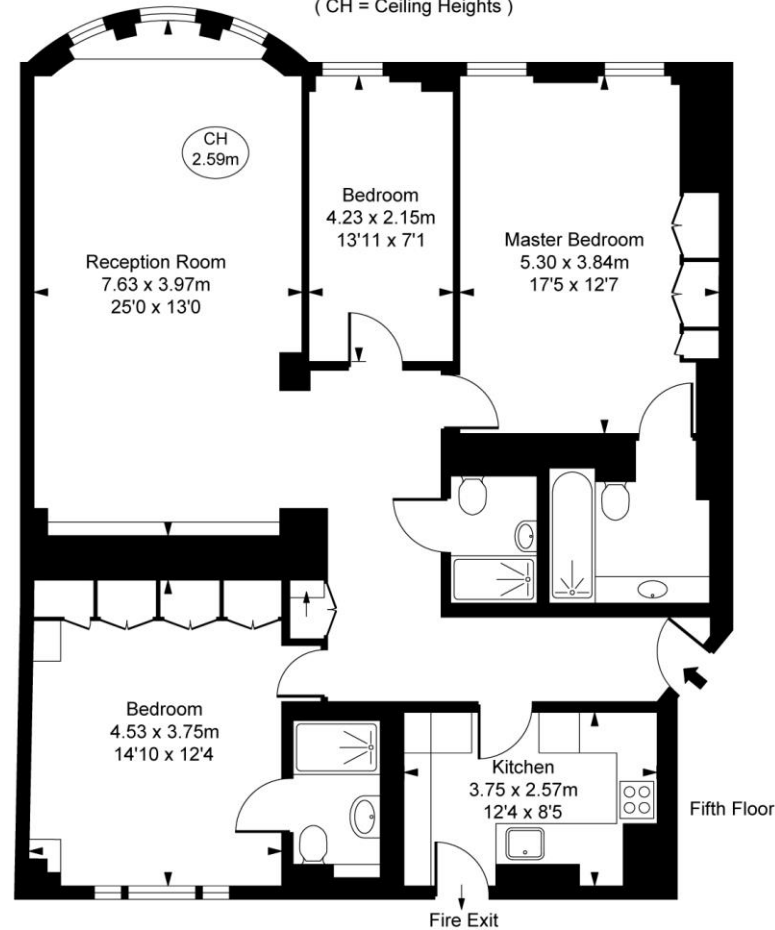
**Minimum Term:** 12 months  
**Deposit Required:** £13,223.08  
**Local Authority:** City of Westminster  
**Council Tax Band:** H  
**EPC Rating:** C  
**Furnished**

### Chestertons Mayfair Lettings

47 South Audley Street  
 Mayfair  
 London  
 W1K 2QA

[mayfairlettingsusers@chestertons.co.uk](mailto:mayfairlettingsusers@chestertons.co.uk)  
 020 7288 8301

Eaton House,  
Upper Grosvenor Street, W1K  
Approximate Gross Internal Area  
119.07 sq m / 1,282 sq ft  
( CH = Ceiling Heights )



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 UK Services Limited 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