



Eaton House  
39-40 Upper Grosvenor Street, W1K





A large three bedroom three bathroom lateral apartment in a well regarded building in central Mayfair benefitting from a lift, 24 hour uniformed porter and air conditioning.

- Three bedrooms
- Three bathrooms
- Lift and porter
- Air-conditioning

**£8,666.67 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](http://chestertons.co.uk/property-to-rent/applicable-fees)

| Energy Efficiency Rating |   | Current | Potential |
|--------------------------|---|---------|-----------|
| 90-100                   | A |         |           |
| 81-90                    | B |         |           |
| 71-81                    | C | 73      | 82        |
| 61-71                    | D |         |           |
| 51-61                    | E |         |           |
| 41-51                    | F |         |           |
| 31-41                    | G |         |           |

Not energy efficient - higher running costs  
EU Directive 2002/91/EC  
England, Scotland & Wales

**Minimum Term:** 12 months  
**Deposit Required:** £12,000.00  
**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

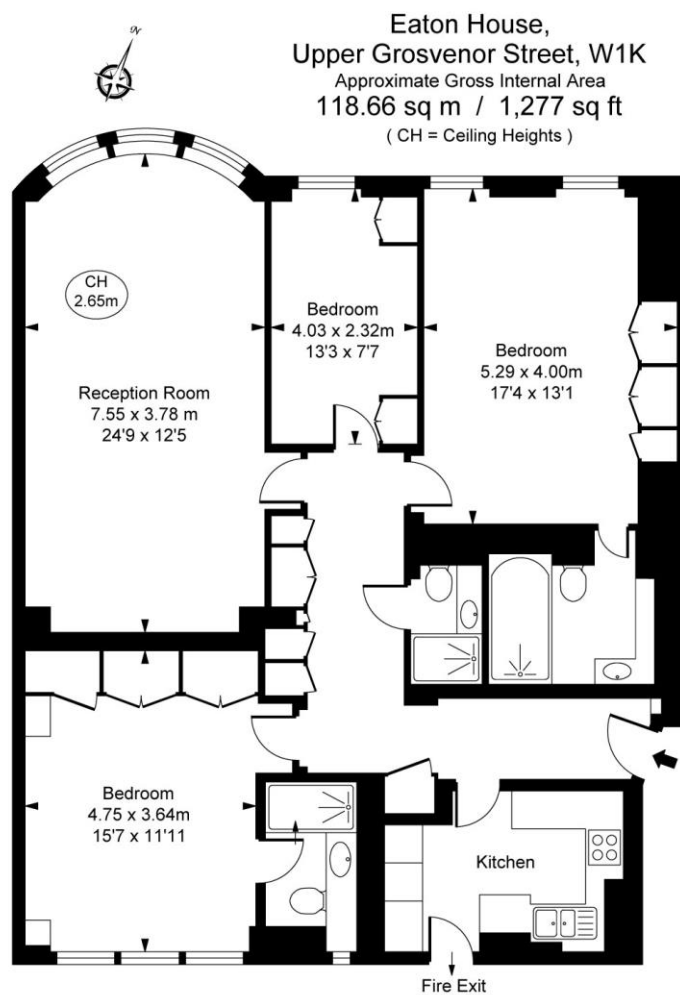


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