



UPPER GROSVENOR STREET

MAYFAIR W1





An immaculate three-bedroom apartment occupying the entire second floor, with lift, of an attractive building situated on one of Mayfair's premier streets. This lateral space spanning 2,334 sq. ft has been completely refurbished to an exacting standard throughout with the finest of finishes. The south facing reception room provides a grand double living space and is the epitome of period charm fused with contemporary design. There are three large sash windows, which combined with the 10'11" ceiling heights allows an abundance of natural light which accentuates the meticulously laid Crema Marfil flooring and 'sunrise' wood pattern perimeter design.

- Very close proximity to Grosvenor Square ■ Lateral apartment
- 30ft wide reception room ■ 10'11" ceiling heights ■ Unique marble and wooden floor pattern ■ Feature gas fireplace ■ Formal dining room
- Separate kitchen ■ Three bedrooms ■ Three en suite bathrooms
- Principal bedroom suite with walk in wardrobe ■ Guest powder room
- Residence lift with direct access for 8 people ■ Air conditioning in all rooms
- Speakers in all bedrooms and bathrooms ■ Bespoke joinery throughout
 - Underfloor heating throughout





The reception room also has a stunning ornate ceiling, marble skirting with satin brass metal trim and a large, feature gas fireplace.

A NEWLY REFURBISHED AND INTERIOR DESIGNED LATERAL THREE-BEDROOM SOUTH FACING APARTMENT



Off the hallway is the separate Boffi designed kitchen with Marfil Quartz Countertop, fumed Eucalyptus cabinets and Gaggenau appliances.



The formal dining room measures over 22' in length offering a vast space to seat more than 12 people, it can be accessed from either the reception room or hallway.



COMPLETELY
REMODELLED
AND DESIGNED
BY AWARD
WINNING
DEVELOPER
LUXLO



The principal bedroom suite has an emperor size bed, full height walk in wardrobe and en suite bathroom using Bianco Delicato marble for the fine detail with built in Aquavision TV, rain fall shower, smart Helo steam shower and marble covered bath. There are two further bedrooms, both with built in wardrobes and en suite shower rooms each with their own unique design.

Key Design Features:

- Daylight Flowing from Master Bedroom to Living Room (North to South Direction)
- Sunrise Wooden Floor Pattern Surrounding Marble
- Marble Bordered Skirting with Satin Brass Capping
- Ornate Georgian Ceiling Mouldings and Architraves
- Designer Door Handles to Match Sunrise Effect
- Custom Designed Lighting
- High Ceilings Throughout
- Independently selected vein matched marble
- Underfloor Heating Throughout

Living Room

- Crema Marfil marble slabs with Brown Emperador marble border
- Dual tone oak wooden floor perimeter to create a Sunrise Effect.
- Ornate ceiling with two modern pendants
- Marble skirting with crema marfil and brown emperador inlay feature with satin brass metal capping
- Functional Gas Fireplace with original surround
- Champagne toned Wallpaper with luxurious embossed texture and light reflecting quality
- Luminous alabaster sateen Curtains with ivory weave detail fabric, paired with sheer roman blinds with a subtle texture
- Wall Mounted 75" Sony 4K Ultra High Dynamic Range (HDR) HD Smart TV
- Marble Air Conditioning Cover with 15 degree angled channels made from crema marfil and inset jade onyx

Dining Room

- 10 Seating Dining table with separate seating area for two
- Tear Drop Pendant Ceiling and Wall Lights
- Two fully bespoke fitted Antique Mirror Panels with a curved frame in champagne finish.

- Ashley Wilde Blinds
- Cabling in place to facilitate media room
- Marble Air Conditioning Cover with 15 degree angled channels made from crema marfil and inset jade onyx

Powder Room

- Jade Onyx Marble Satin Brass capping
- Handcrafted Jade Onyx Sink
- Dornbracht Durabross Tap with Customised Sensor
- Ornate Corning
- Fluid silk wallpaper with matt and pearl tones
- Wall hung Mirror with bevelled edges and soft champagne brass frame

Kitchen

- Dreamy Marfil Quartz Countertop and Splashback
- Boffi Kitchen designed with Fumed Eucalyptus Cabinets and Satin Brass Edging
- Gaggenau Appliances (Extra Large Fridge and Freezer)
- Induction and Gas Hobs
- Powerful Kitchen Extractor
- Mounted Ceiling Speakers
- Air Conditioning

Principal Bedroom

- Emperor Size Bed
- Bespoke Full Height Velvet Headboard Inspired by the Ceiling Moulding
- Bianco Delicato Marble Skirting with subtle chrome capping
- Dual Tone Premier Grade Oak Wooden Flooring with Chrome Comfort Trim
- Full Height Oak stained Walk In Wardrobe with Chrome and Brass Trim and Full Height Bevelled Mirrors
- Sony 4K Ultra High Dynamic Range (HDR) HD Smart TV
- Ashley Wilde Fabric on Electric Blind
- Ceiling mounted speakers
- Air Conditioning

Principal Bathroom

- Modern Recessed Marble Skirting in Master Bathroom
- Recessed Marble Door Architrave
- Dual Shade Mother of Pearl Siminetti Mosaics
- Powered Rain Fall Shower
- Supported Marble Shower Seat with Mosaic Border
- New Age Electronic Geberit WC
- Two Extractor Fans
- Two Windows for Ample Light
- Sterlingham Tura Polished Nickel Towel Rails
- Samuel Heath Sanitary Ware
- Bianco Eclipsia Double Vanity Top on Bespoke Joinery with Mother of Pearl Inset Border
- 1.5 metre wide Shower
- Four Adjustable Body Jets
- Large Bathtub with Marble Surround
- Misty Shower Glass Design
- Full Width Bevelled Mirror Designed with demister pads
- Ceiling mounted speakers

Bedroom 2

- Bespoke Oak stained Wardrobe with Two Chrome Trims
- Super King Bed
- 3 metre wide matt velvet headboard with ivory lacquered surround
- Geometric textured wallpaper composed of metallic threads
- Sony 4K Ultra High Dynamic Range (HDR) HD Smart TV
- Ceiling mounted speakers
- Decorative Ashley Wilde Fabric on Electric Blind
- Air Conditioning

En suite

- Butterscotch Marble with inlayed chrome trims
- Double vanity Tundra White marble top
- Backlight Mirror with demister pads
- Full length shower with body jets
- Samuel Heath Sanitary Ware

- Bespoke Joinery
- Ceiling mounted stereo speaker

Bedroom 3

- Geometric Headboard in luxury thick pile velvet finish
- Bespoke oak stained wardrobe with Chrome and Stainless Steel Trim
- Ashley Wilde Fabric on Electric Blind
- Ceiling mounted stereo speaker
- Wide south facing window
- Air Conditioning

En suite

- Butterscotch Marble with inlayed chrome trims
- Tundra White Vanity Top
- Large Bevelled Mirror with demister pads
- Large Shower with Body jets
- Samuel Heath Sanitary Ware
- Bespoke Joinery
- Ceiling mounted stereo speaker

Amenities:

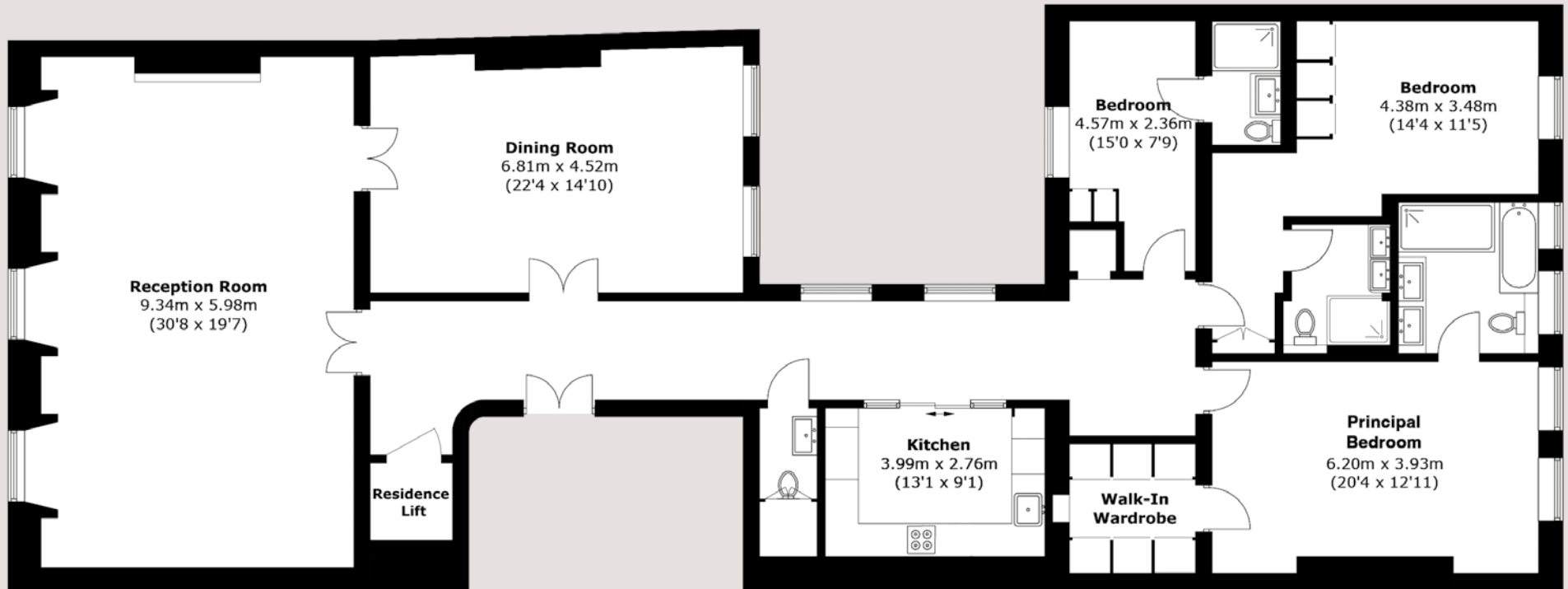
- Video Intercom
- Direct Lift Access from 8 Person Passenger Lift

Technology:

- Control 4 AV System
- Lutron Lighting
- Electric Blinds active in bedrooms but facility throughout
- CCTV Ready (Located either end of Hallway)
- Alarm

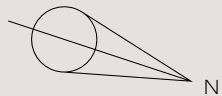
Plant:

- 300 Litre Hot Water Cylinder
- Bespoke 300 Litre Cold Water storage Tank
- Boosted Water Pressure
- Water Softener
- Independent Worcester boiler



SECOND FLOOR

AREA (APPROX.): 216.9 SQ. M (2,334.7 SQ. FT)



LEASE LENGTH 133 YEARS APPROX
SERVICE CHARGE £9,207 PER ANNUM
GROUND RENT PEPPERCORN
ASKING PRICE £9,500,000

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