



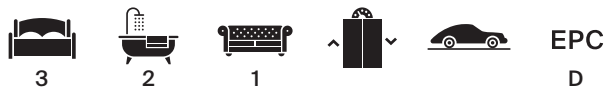
Grosvenor Square, Mayfair, London **W1K**



Grosvenor Square, Mayfair **WIK**

Grosvenor Square is one of the most prestigious addresses in London, located in the heart of Mayfair. It is just moments from exclusive private members clubs such as Annabel's and famous restaurants such as Sexy Fish. There is an abundance of designer retailers along Old Bond Street and on Mount Street, as well as numerous restaurants, and the famous Connaught hotel.

Hyde Park and Green Park offer tranquil green space close by if one wishes to escape the hustle and bustle of the district. Marble Arch and Bond Street underground stations are both within walking distance of the property.



Guide price: £5,950,000

Tenure: Leasehold: approximately 99 years remaining

Service charge: £28,510.56 per annum, reviewed annually

Ground rent: £50.00 per annum, reviewed annually

Local authority: City of Westminster

Council tax band: H



Located on the third floor of a purpose-built residential building, this bright apartment is flooded with natural light and benefits from 24-hour uniformed portage.

Accommodation consists of a generous sized reception room offering ample entertaining space, three bedrooms, two bathrooms, a kitchen with balcony, and a separate WC.

The building also benefits from two large passenger lifts and secure underground parking.

*Please note: Computer Generated Images are for illustrative purposes only.

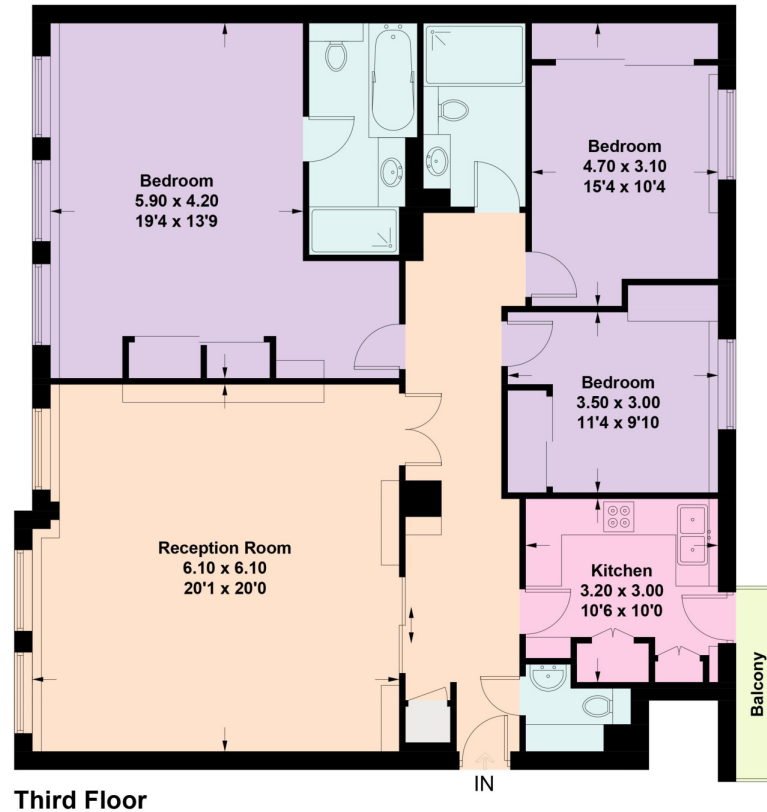


Approximate Gross Internal Floor Area 3673 sq m / 3954 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

Grosvenor Square, W1K

Approximate Floor Area = 141.9 sq m / 1528 sq ft



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated June 2023. Photographs and videos dated January 2015.

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