



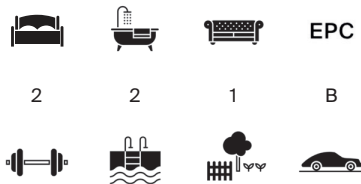
GROSVENOR SQUARE

Mayfair WIK



ICONIC BUILDING IN MAYFAIR'S MOST FAMOUS ADDRESS

Twenty Grosvenor Square offers modern elegance within a Four Seasons serviced building offering 24hr concierge with services including, spa and pool facilities, cinema room, wine storage and, residents lounge area.



Local Authority: City of Westminster

Council Tax band: H

Tenure: Leasehold, approximately 921 years remaining

Ground rent: £1,250 per annum*

Service charge: £33,193.60 per annum, reviewed annually, next review due 2026

Guide Price: £6,750,000



This two bedroom duplex spans 1,312 sq ft, with a ceiling height up to 3.28m, and features a sleek, minimalist kitchen with dark cabinetry and white countertops, complemented by high-end Miele appliances. The open reception area is bathed in natural light, creating a welcoming space for relaxation and entertaining.









This bedroom exudes tranquility with soft lighting and sophisticated fixtures, while the stylish bathrooms offers marble-clad walls and a walk-in shower for serene relaxation. Enjoy access to a pool and spa area, and benefit from dedicated concierge services. The property ensures comfort and convenience in a prestigious London address, with secure parking and ample storage available.







Twenty Grosvenor Square benefits from a wonderful location in the very heart of Mayfair; London's oldest and most renowned district. Its garden walkways, colourful planting, and statues represent its rich heritage, and are aptly surrounded by some of the city's most iconic, classical architecture.

We have been informed that the primary external wall materials of the building/block have been assessed for fire safety. The assessor concluded that the fire risk of the external wall materials is sufficiently low, that no remedial works are required. If you have any further questions, you should seek independent professional advice.

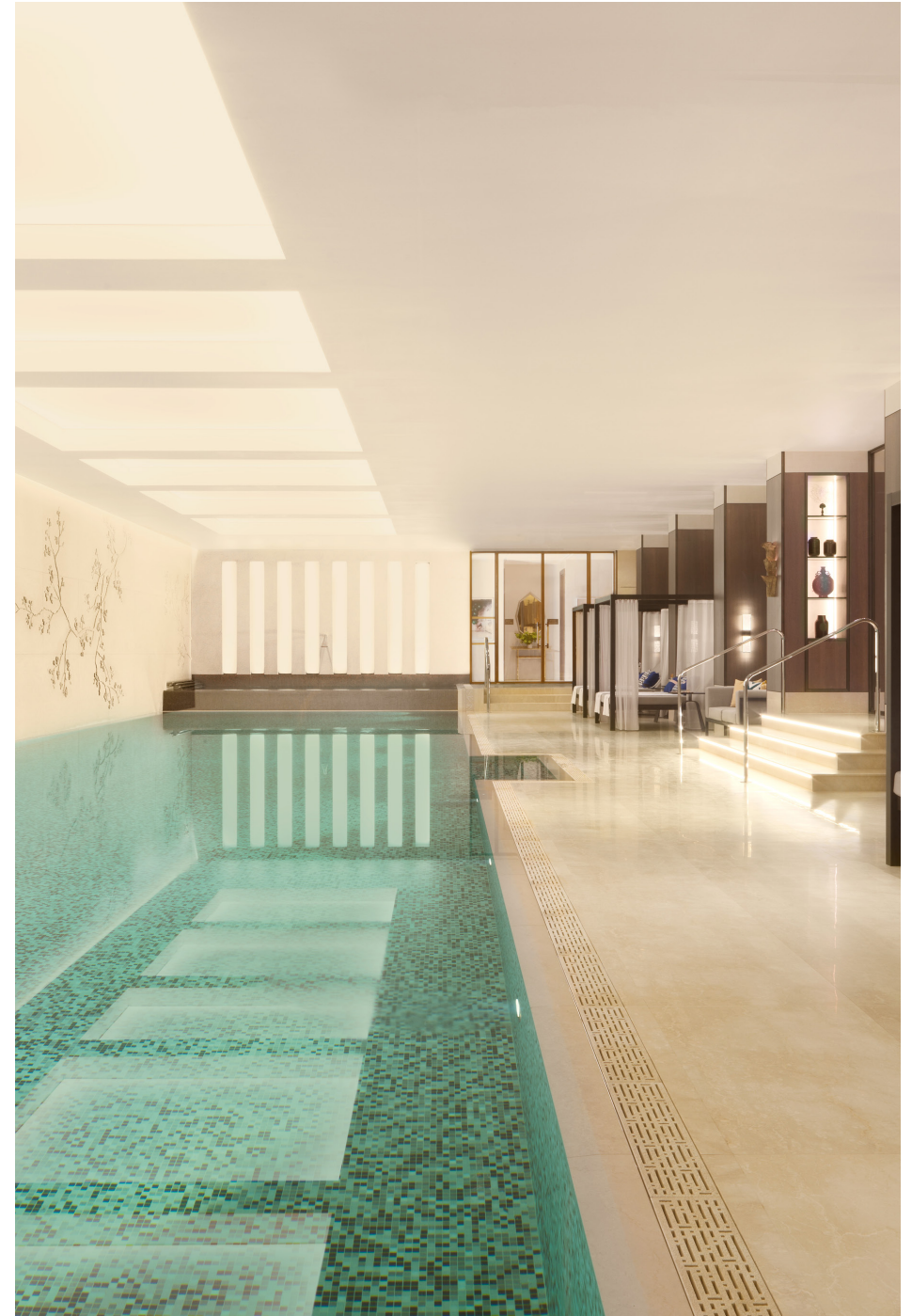
*Please make your own enquiries regarding the ground rent review period.





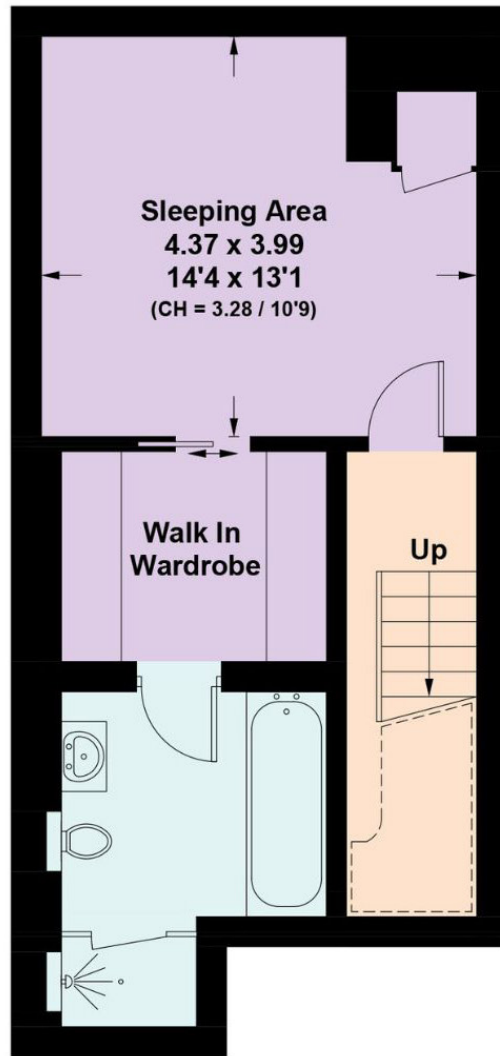
The property is superbly located for the finest boutiques, bars, private members' clubs, art galleries, and restaurants that Mayfair and the West End have to offer, including Scott's, George and Annabel's. It is within close proximity of The Connaught Hotel and Berkeley Square, and the extensive, open spaces of Hyde Park, Green Park, St.James's Park, and Mount Street Gardens are all within walking distance.

Excellent local transport links include Bond Street Underground (Central, Jubilee, and Elizabeth Lines) and Green Park Underground (Jubilee, Piccadilly, and Victoria Lines).

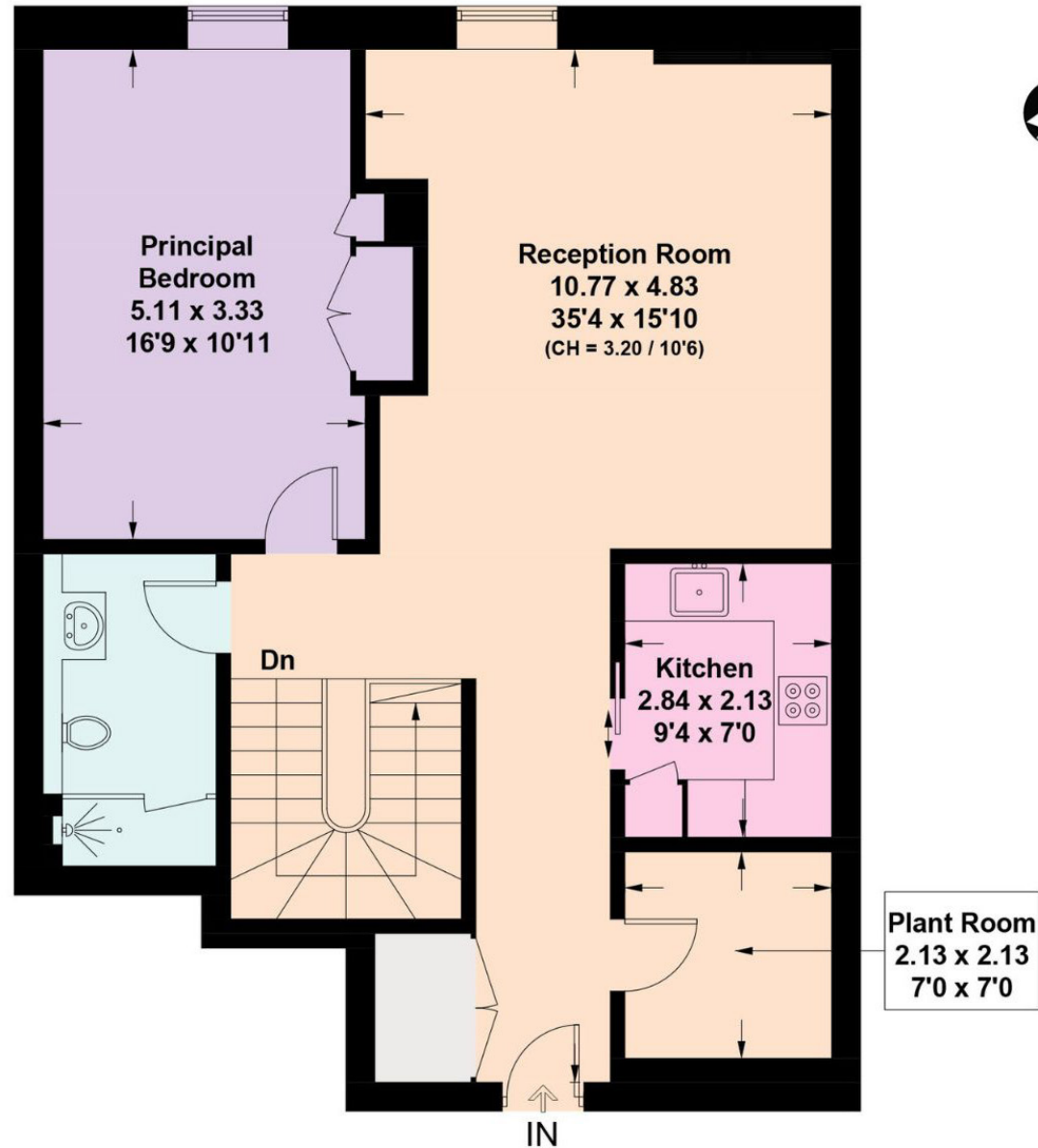








Lower Ground Floor



Raised Ground Floor

Approximate Gross Internal Area = 121.9 sq m / 1,312 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

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