



Upper Grosvenor St

MAYFAIR W1

WELCOME TO UPPER GROSVENOR STREET

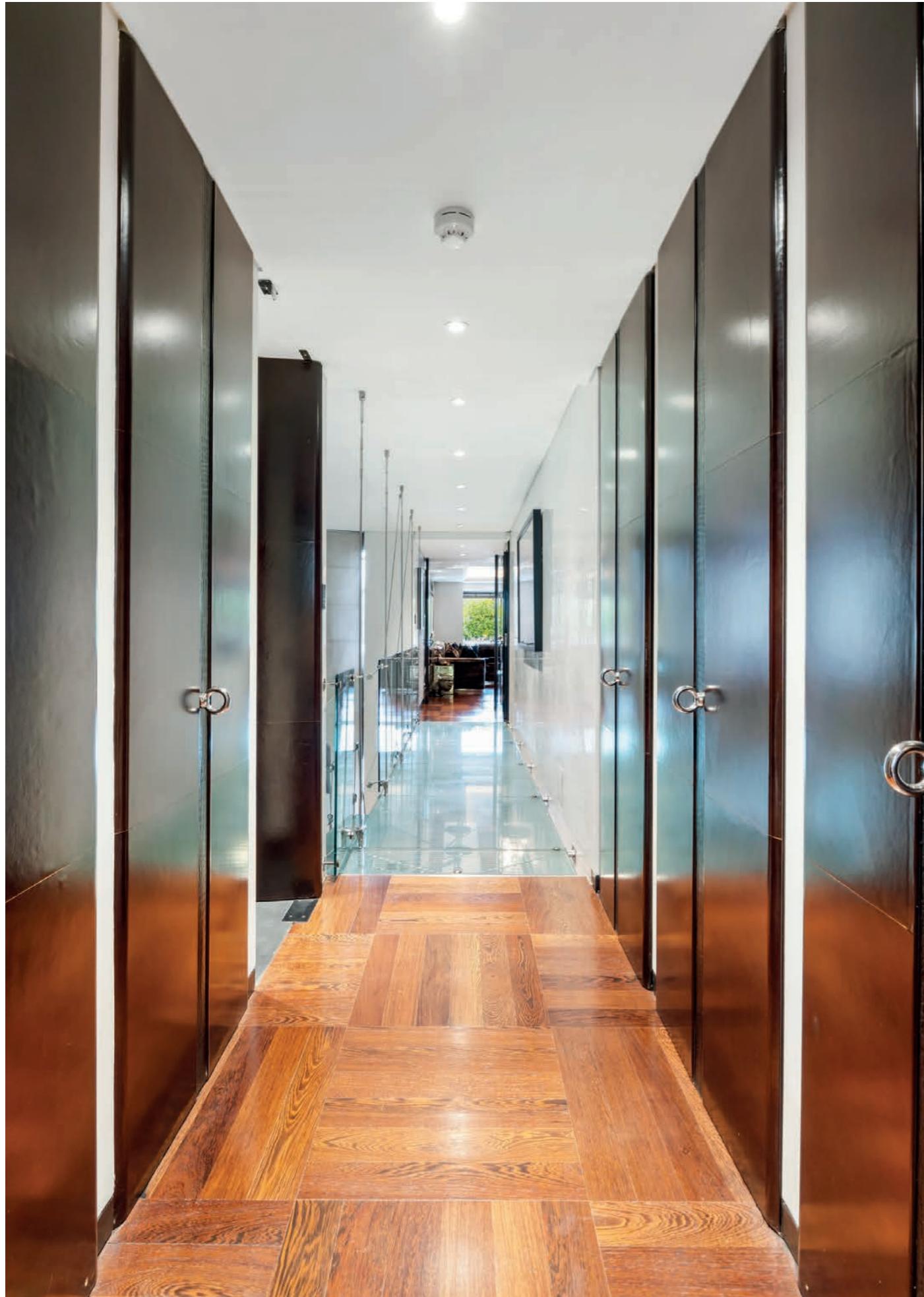
An impressive duplex apartment on one of the most prestigious roads in London with private lift access. This Upper Grosvenor Street apartment comprises a large reception area leading to a private terrace perfect for outdoor entertaining.

There is a separate dining area and eat-in kitchen on the lower floor of the home. The home continues to a second floor where there is an exquisite principal bedroom with an ensuite bathroom, walk-in wardrobe and access to a private terrace. There are two additional ensuite bedrooms with one currently serving as a gym.



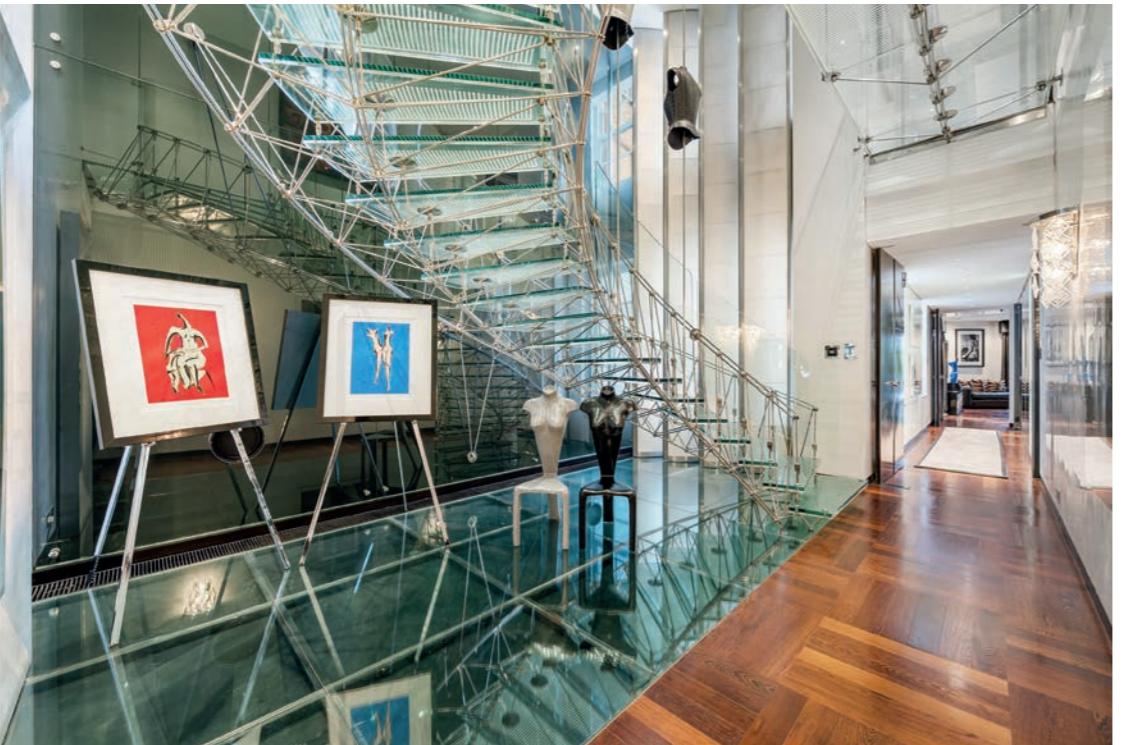






ACCOMMODATION

- Entrance Hall
- Reception room
- Dining Room
- Eat-in Kitchen
- Principal Bedroom with ensuite bathroom and walk-in wardrobe
- Two Guest Bedroms with ensuite bathrooms
- Two Private Terraces
- Utility Room
- Guest Cloakroom
- Plant Room



An architectural staircase is the spine of the home with dramatic curves lit by an overhead skylight.

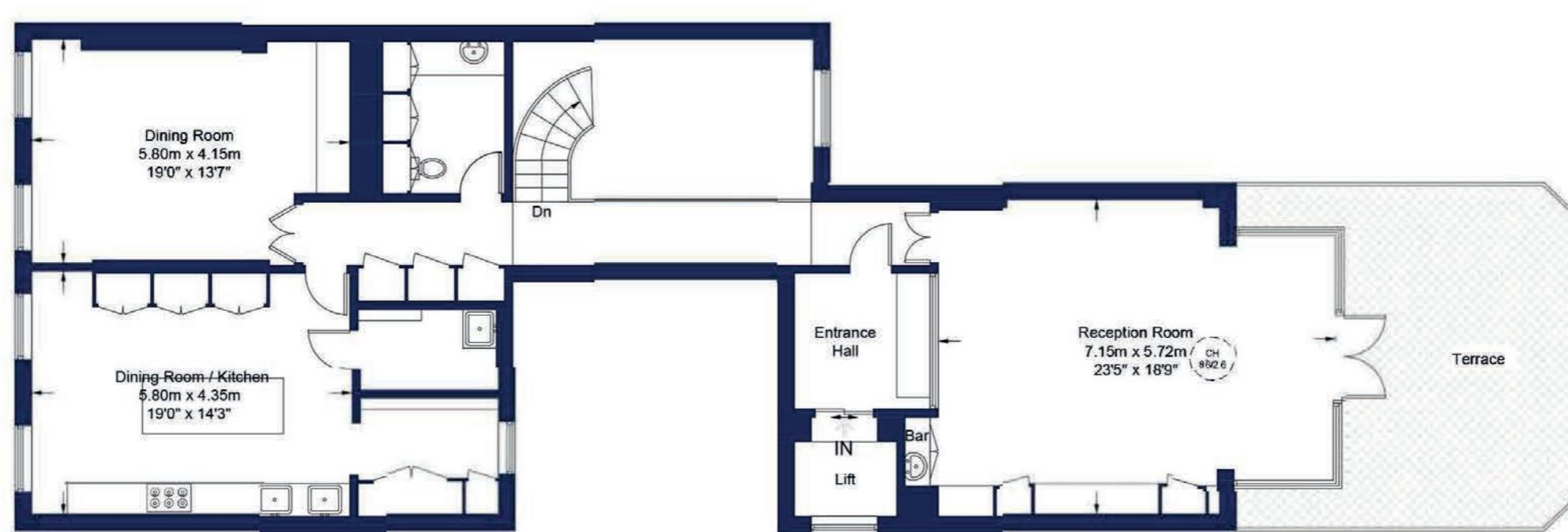
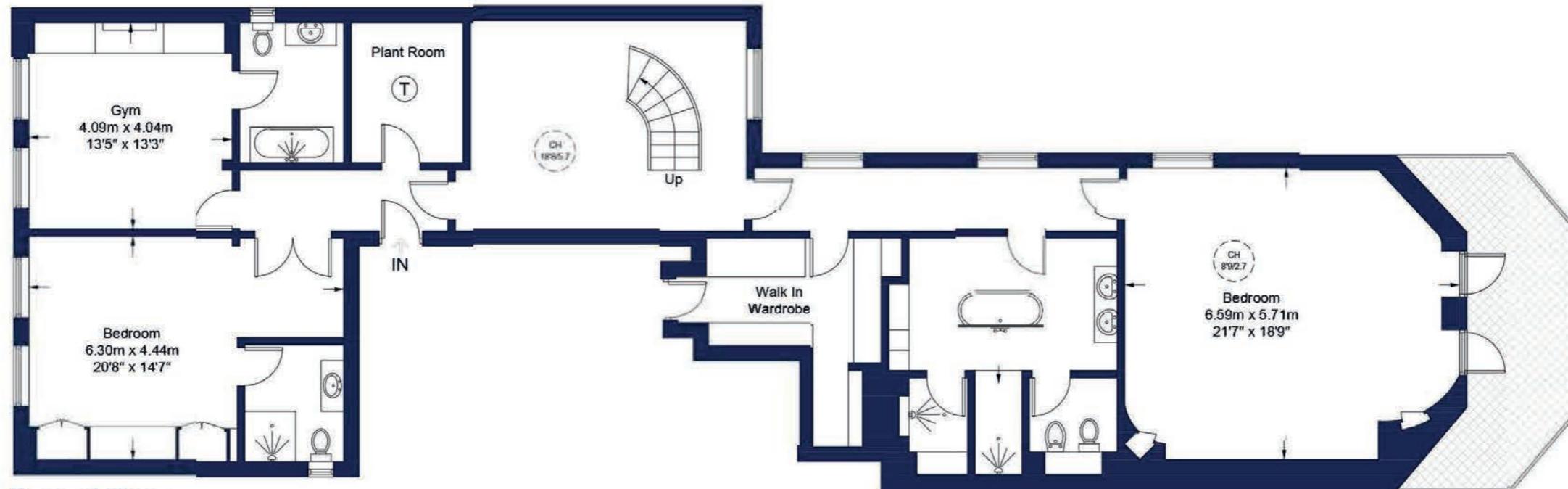
The staircase connects the four principal floors of the home with a second staircase leading to the top floor.

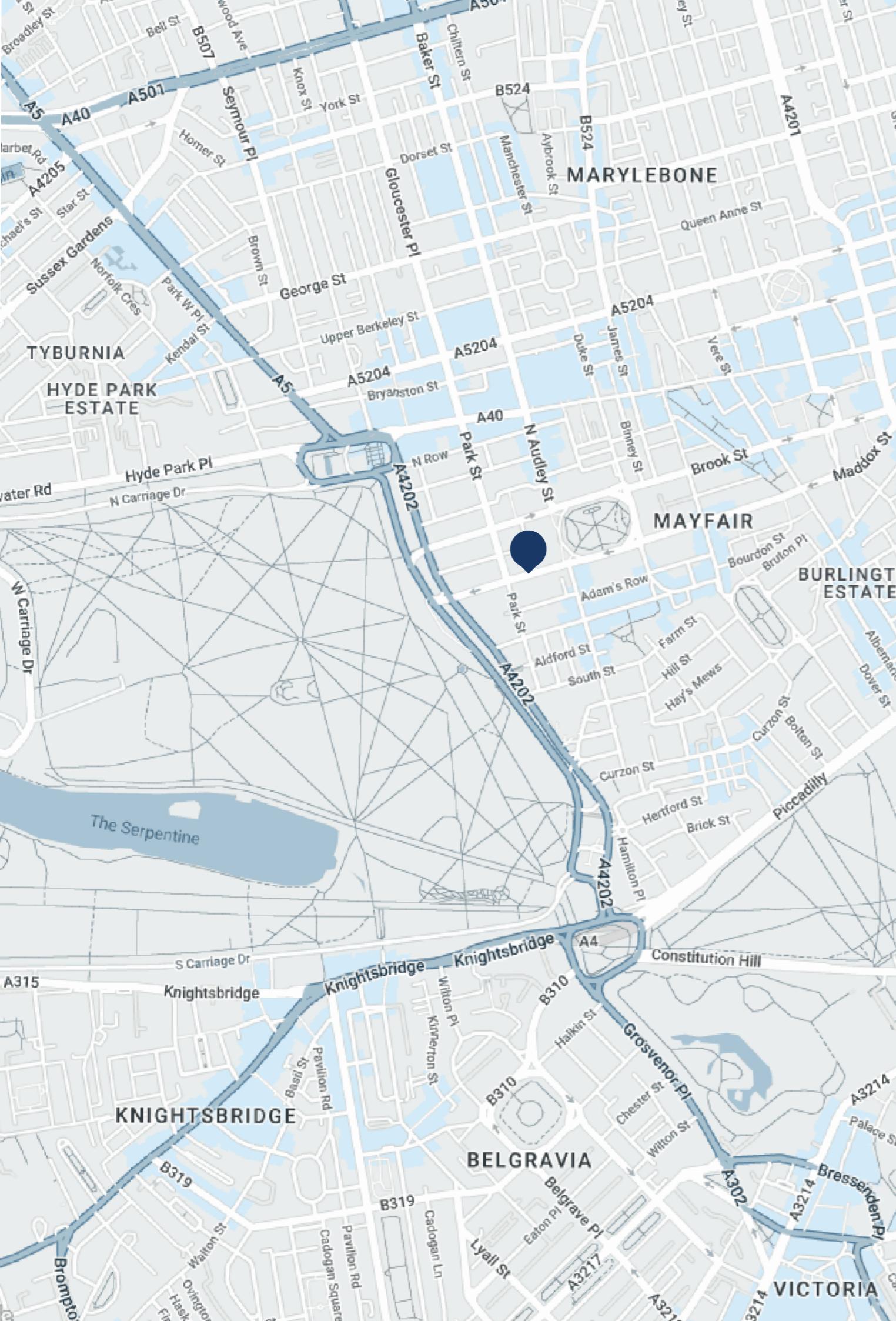




FLOORPLAN

Approximate Gross Internal Area
312.1 sq m / 3,359 sq ft





LOCATION

Upper Grosvenor Street is located in the heart of Mayfair, an area renowned for its world-class restaurants, boutiques and members clubs.

TER

Viewing by appointment only with Beauchamp E
Price: £11,950,000
Leasehold



+44 (0)20 7499 7722
londonsales@beauchamp.com
24 Curzon Street, London, W1J

Bauchamp Estates, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representation or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any Areas, measurements or distances are approximate. The text photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Bauchamp Estates have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

