



**BEAUCHAMP  
ESTATES**

Upper Grosvenor Street

MAYFAIR





This spectacular duplex apartment is a rare jewel.



## Exterior

Set behind an elegant stone façade on Upper Grosvenor Street, the building presents a discreet Mayfair frontage with secure entry and a live-in caretaker. Its refined architectural lines and impeccably maintained common parts create an immediate sense of arrival, while the central position places Hyde Park and the best of Mayfair's dining, clubs and boutiques within a short walk.

## Highlights

- Air conditioning
- Two terraces
- Wooden floors
- Live-in caretaker
- Bespoke glass staircase
- Steam room





## Interiors

Expertly furnished to the highest standards, this duplex apartment features direct lift access to a grand entertaining floor with a large terrace, a formal dining room and a separate fully equipped kitchen. A striking glass staircase by Eva Jiřičná leads to the bedroom floor, where a lavish primary suite benefits from its own private terrace, an extensive walk-in wardrobe and a steam room. State-of-the-art technology, including Lutron lighting, underfloor heating and CCTV, enhances the living experience, and the stone-clad building includes a live-in caretaker.



## Features

- Air Conditioning
- Furnished
- Gym
- Lift
- Private Terrace

## Location

Situated on Upper Grosvenor Street, one of London's most sought-after addresses, this extraordinary residence is steps away from Hyde Park, and the finest restaurants, members clubs and boutiques Mayfair has to offer.



# Terms

Price: £10,250,000

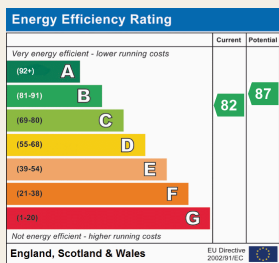
Tenure: Leasehold, 102 years remaining

Ground Rent:

Service Charge: £11,000.00

Local Authority: Westminster

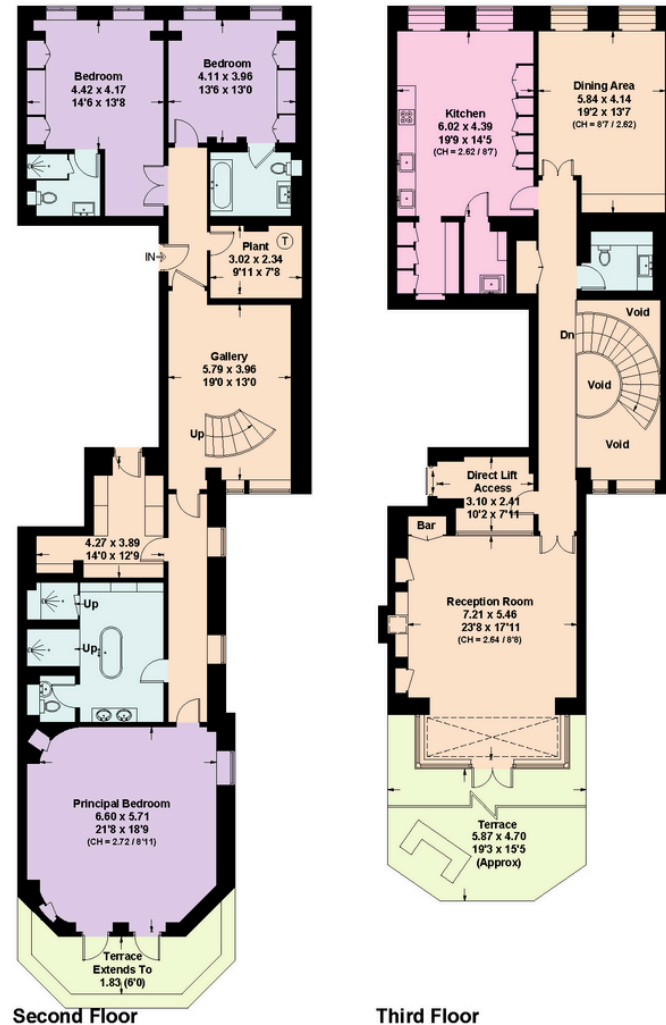
Council Tax: H



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## Upper Grosvenor Street, W1K

Approximate Floor Area = 311.8 sq m / 3356 sq ft  
Including Limited Use Area (4.7 sq m / 50 sq ft) & Excluding Voids



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. (ID095780)



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