



UPPER BROOK STREET

Mayfair W1K



ELEGANT MAYFAIR PENTHOUSE

Excellent three-bedroom penthouse duplex apartment in the very heart of Mayfair offering direct views over Grosvenor Square, the Chancery Rosewood and Hyde Park in the distance.

			EPC
3	2	1	D
			

Local Authority: City of Westminster

Council Tax band: H

Tenure: Leasehold, approximately 991 years remaining

Service charge: approximately £22,571 per annum, reviewed every year, next review due 2027

Guide price: £4,300,000



UPPER BROOK STREET, MAYFAIR W1K

A charming penthouse apartment set in the very heart of Mayfair, benefitting from a southerly aspect offering direct views over the Chancery Hotel, Grosvenor Square and Hyde Park in the distance. Accessed via a lift this 3-bedroom upper duplex apartment is bathed in natural light with a good layout offering flexible living.





BRIGHT DUPLEX OFFERING ENDLESS POTENTIAL

The lower floor features a south-facing reception room with access to a terrace area as well as the open plan, eat-in kitchen to the rear. The upper floor features a generous principal bedroom suite with south-facing roof terrace as well as two further bedrooms and a bathroom. The apartment would benefit from some modernisation but has the potential to be the perfect Mayfair apartment or pied de terre.

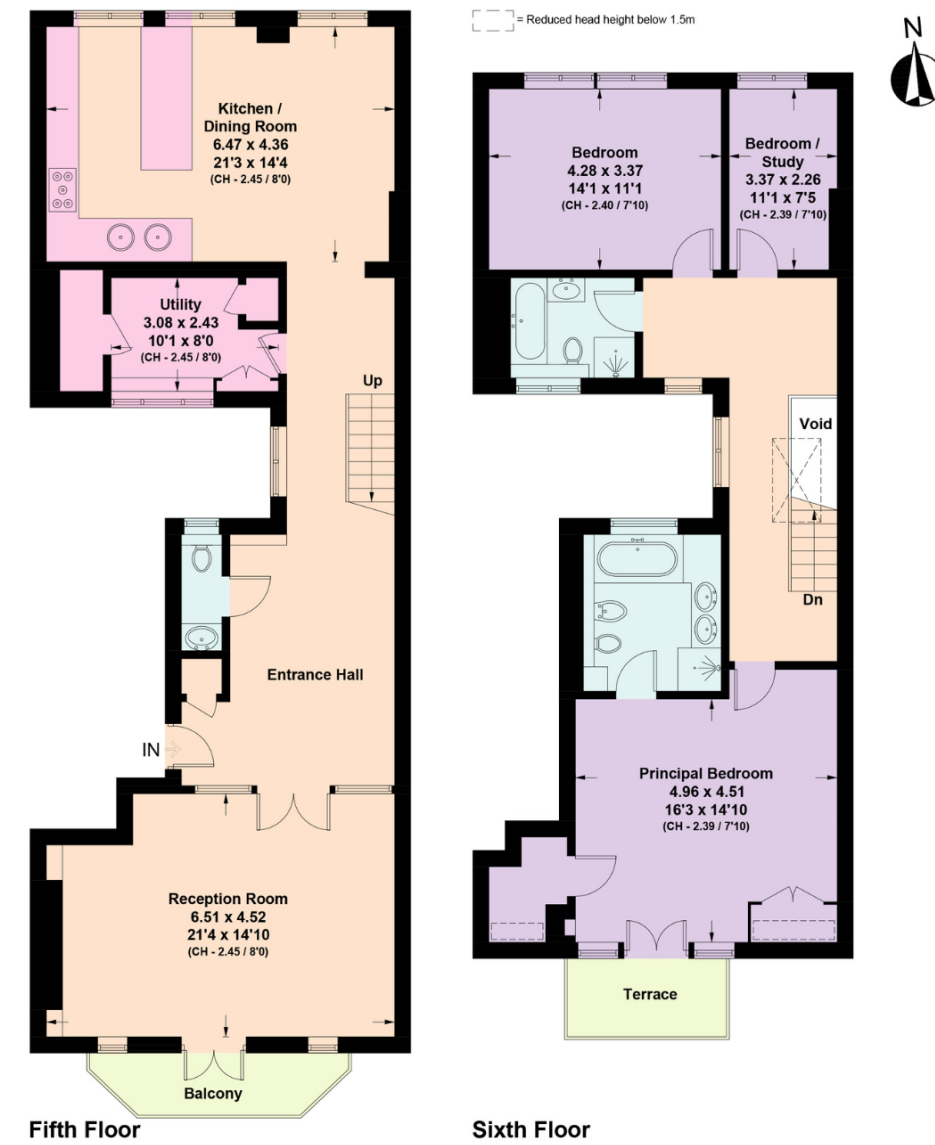
The Computer Generated Images shown are for illustrative purposes only and not to be relied on.



THE BEST OF LONDON AT YOUR DOORSTEP

Set opposite the new Chancery Hotel and with views of Grosvenor Square this is the centre of Mayfair. Mayfair is famous for exceptional dining, world class retail, the worlds best hotels, as well as iconic private members clubs. The many trappings of Mount Street, Regent Street, Bond Street, North Audley Street and Oxford Street, to name a few, are on the doorstep and there are excellent local transport links offering a variety of ways to get around including the Elizabeth Line offering access to Heathrow and the City to the east.





(Excluding Void)
Approximate Gross Internal Area = 176 sq m / 1894 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.

Alastair Nicholson
+44 (0) 7436 165 017
alastair.nicholson@knightfrank.com

Knight Frank Mayfair
44 South Audley Street
W1K 2PX

knightfrank.co.uk

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. 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. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated October 2025. Photographs and videos dated October 2025. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.