



Upper Brook Street  
Mayfair, W1K

CHESTERTONS







A simply beautiful lateral two bedroom apartment in a prestigious block benefiting from a lift and day porter. The apartment has been finished to a very high standard with wood flooring and a very bright aspect.

- Two Bedroom
- Two Bathroom
- Lateral Living
- Lift
- Porter
- Excellent Location

### £8,500 pcm


Additional tenant charges apply (fees apply to non-AST tenancies only)

Tenancy Agreement Fee: £300

References per Tenant/Guarantor: £60

Inventory check (approx. £100 – £250 inc. VAT)

[chestertons.co.uk/property-to-rent/applicable-fees](http://chestertons.co.uk/property-to-rent/applicable-fees)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(90-100)	A		
(81-90)	B		
(71-80)	C		
(61-70)	D	57	63
(51-60)	E		
(31-50)	F		
(1-30)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**Minimum Term:** 12 months  
**Deposit Required:** £11,769.23  
**Local Authority:** Westminster City Council  
**Council Tax Band:** H  
**EPC Rating:** D  
**Furnished**

### Chestertons Mayfair Lettings

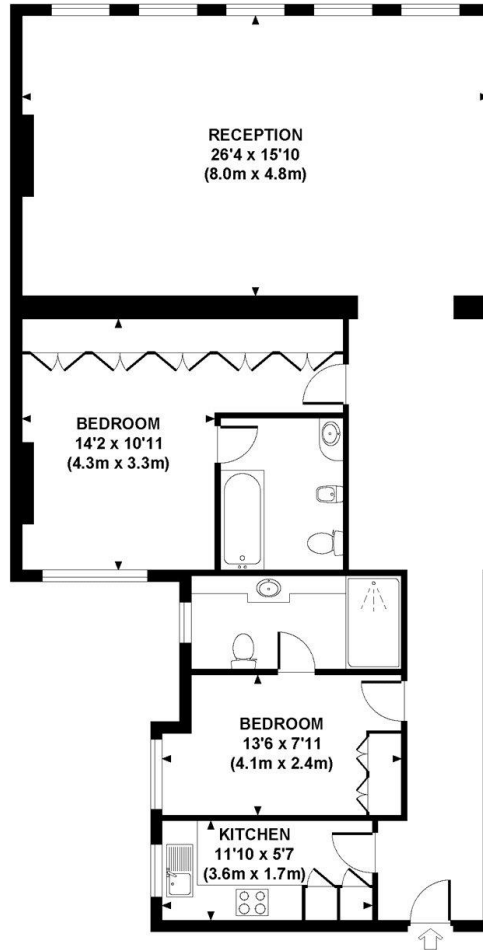
47 South Audley Street  
 Mayfair  
 London  
 W1K 2QA

[mayfairlettingsusers@chestertons.co.uk](mailto:mayfairlettingsusers@chestertons.co.uk)  
 020 7288 8301



# UPPER BROOK HOUSE

Approximate Gross Internal Area 1158 sq ft / 107.6 sq m



FIFTH FLOOR  
GROSS INTERNAL  
FLOOR AREA 1158 SQ FT

Although every attempt has been made to ensure accuracy, all measurements are approximate.  
The floor plan's for illustrative purposes only and not to scale. Measured in accordance to RICS standards.  
DE-PHOTOGRAPHY.NET

Chesterton UK Services Limited trading as Chestertons for themselves and for the vendor of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Chestertons or the vendor, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement or representation of fact, (iv) any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Chestertons or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property. Wide angle lenses may be used. ©Copyright Chestertons | Chesterton Global Ltd | Registered Office 40 Connaught Street, Hyde Park, London W2 2AB Registered Company Number 05334580.



This paper is  
100% recyclable