



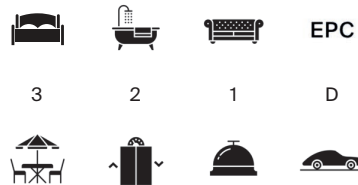
## GROSVENOR SQUARE

Mayfair W1K



# BRIGHT THREE-BEDROOM IN PRIME MAYFAIR

A bright third floor three bedroom apartment for sale on one of  
Mayfair's most prestigious garden squares



Local Authority: City of Westminster

Council Tax band: H

Tenure: Leasehold, approximately 89 years remaining

Ground rent: £50 per annum, reviewed every year, next review due 2027

Service charge: approximately £36,572 per annum, reviewed every year, next review due 2027

**Guide price: £5,500,000**



## GROSVENOR SQUARE, MAYFAIR WIK

Grosvenor Square is one of the most prestigious addresses in London, located in the heart of Mayfair. It is just moments from exclusive private members clubs such as Annabel's and famous restaurants such as Sexy Fish. There is an abundance of designer retailers along Old Bond Street on Mount Street, as well as numerous restaurants, and the famous Connaught hotel. Marble Arch and Bond Street underground stations are both nearby.

Located on the third floor of a purpose-built residential building, this bright apartment is flooded with natural light and benefits from 24-hour uniformed portage. Accommodation consists of a generous sized reception room offering ample entertaining space, three bedrooms, two bathrooms, a kitchen with balcony, and a separate WC. The building also benefits from two large passenger lifts and secure underground parking.

\*Please note: Computer Generated Images are for illustrative purposes only.





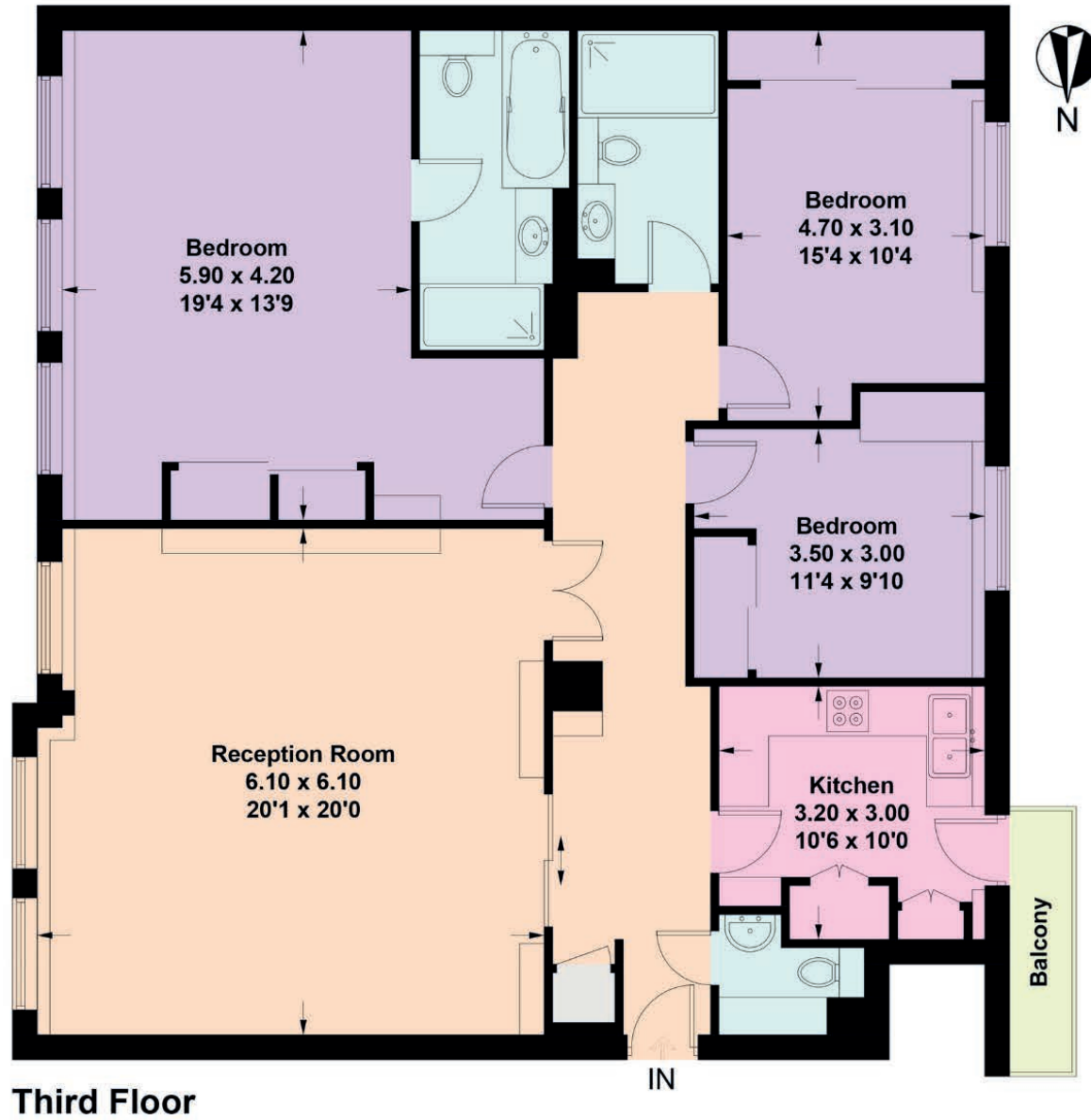


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35

SOUTH ADELEY STREET W1

WATERBURY'S  
OPTICAL  
SPECIALISTS



Approximate Gross Internal Area = 141.9 sq m / 1528 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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