



EATON HOUSE

Mayfair WIK



REFINED MAYFAIR LIVING NEAR GROSVENOR SQUARE

Elegant two-bedroom apartment with porter and lift, moments from Grosvenor Square.

			EPC
2	2	1	C
			

Local Authority: City of Westminster
Council Tax band: H
Tenure: Leasehold, approximately 100 years remaining
Ground rent: Peppercorn
Service charge: £17,690 per annum, reviewed every year, next review due 2027
Guide price: £1,750,000

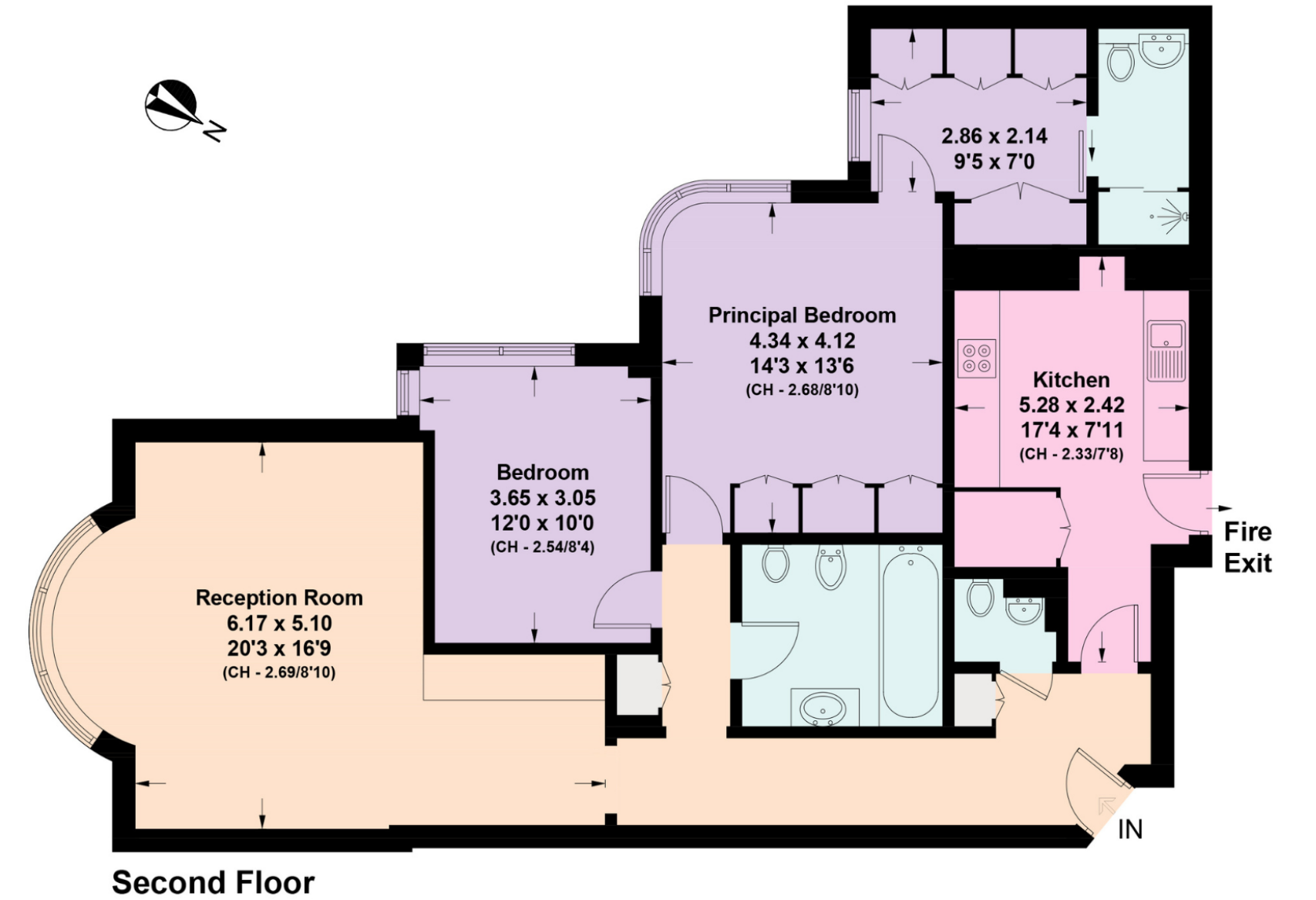


EATON HOUSE, MAYFAIR WIK

Set moments from Grosvenor Square, this elegant apartment offers refined living with two bedrooms, two bathrooms and a well-proportioned reception room. The principal bedroom is thoughtfully arranged, leading through a walk-in wardrobe into a private en-suite bathroom. A second bedroom and bathroom provide flexibility for guests or home working. Residents benefit from a porter service and lift access, ensuring comfort and security. Situated in a prestigious address close to Mayfair's boutiques, restaurants and transport links, the property combines practical layout with an exceptional central London location, ideal for professionals seeking timeless style and convenience daily living.

Upper Grosvenor Street is ideally located for the amenities of the West End, while also being well placed for Mayfair's world renowned restaurants and boutiques as well as the open spaces of Hyde Park. Transport links include Marble Arch and Bond Street for the Central and Jubilee lines.





Approximate Gross Internal Area = 105.3 sq m / 1,133 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.

Kiran Sandhu
+44 7436100097
kiran.sandhu@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 April 2026. Photographs and videos dated April 2026. 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.