

CHESTERTONS





The Residence

Mayfair, W1K 2HN

“Occupying the upper levels of 35-37 Grosvenor Square, The Residence is a rare duplex penthouse that combines the scale and character of a traditional London home with the privacy, service and ease of one of Mayfair’s most desirable buildings.”

£20,000 per week / £86,666.67 per month (long let)

5



5



4,403
sqft





Property Description

Occupying the seventh and eighth floors of one of Mayfair's most prestigious addresses, this exceptional duplex penthouse has been meticulously designed and finished to the highest specification, offering over 4,400 sq ft of impeccably appointed living space overlooking the world-renowned Grosvenor Square.

Accessed directly via private lift, The Residence seamlessly blends elegant contemporary design with exceptional craftsmanship. Beautifully proportioned reception spaces are complemented by four to five luxurious bedroom suites, five bathrooms, a guest cloakroom and a series of private outdoor spaces, including three balconies and a spectacular terrace that provides an outstanding setting for entertaining or quiet relaxation above the city.

Every element of the home has been thoughtfully curated, from the bespoke interiors and premium finishes to the fully furnished, turnkey specification. Air conditioning throughout ensures year-round comfort, while floor-to-ceiling glazing floods the interiors with natural light and frames views across one of London's most desirable garden squares.

Residents benefit from the reassurance of a dedicated 24-hour concierge, while the apartment enjoys an unrivalled position opposite the beautifully regenerated Grosvenor Square, moments from the finest restaurants, luxury boutiques and private members' clubs of Mayfair.

Brand new and never before occupied, this is an exceptionally rare opportunity to acquire a turnkey residence in one of London's most exclusive neighbourhoods. Perfectly positioned the property is just a short stroll from Bond Street, Marble Arch and Green Park stations, offering effortless connectivity across London while remaining moments from Hyde Park, Mount Street and the capital's finest dining, shopping and cultural destinations.















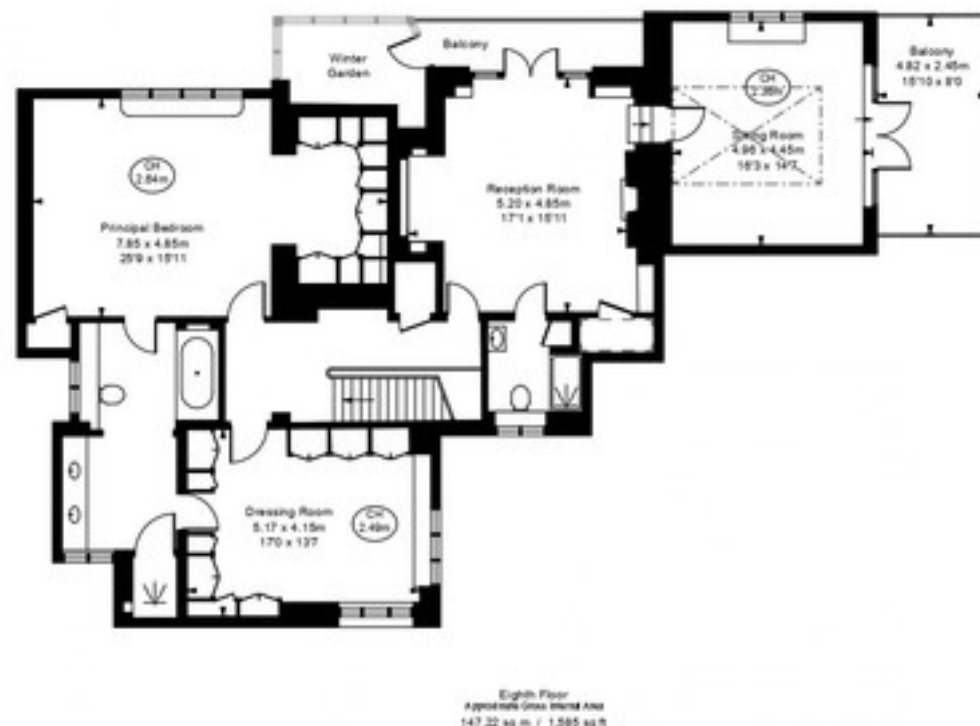
Flat 29 35-37 Grosvenor Square,
London, W1K, 2H8J

Approximate Gross Internal Area
397.20 sq m / 4,275 sq ft
Winter Garden
5.80 sq m / 62 sq ft

Total Areas Shown on Plan
403.00 sq m / 4,338 sq ft

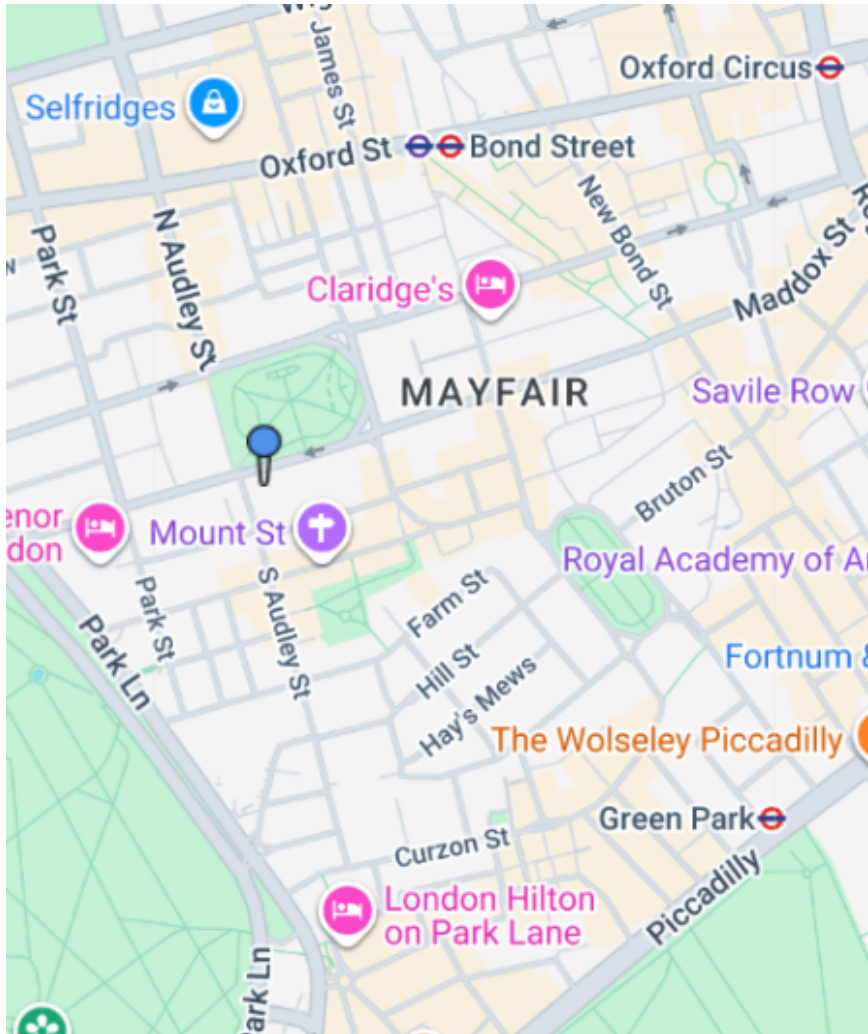
(Including restricted height
under 1.5m C = 3)

(CH = Ceiling Heights)



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Property Location



EPC

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E	49 E	
21-38	F		
1-20	G		

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

Chestertons Mayfair

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London

W1K 2QA

chestertons.co.uk

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