

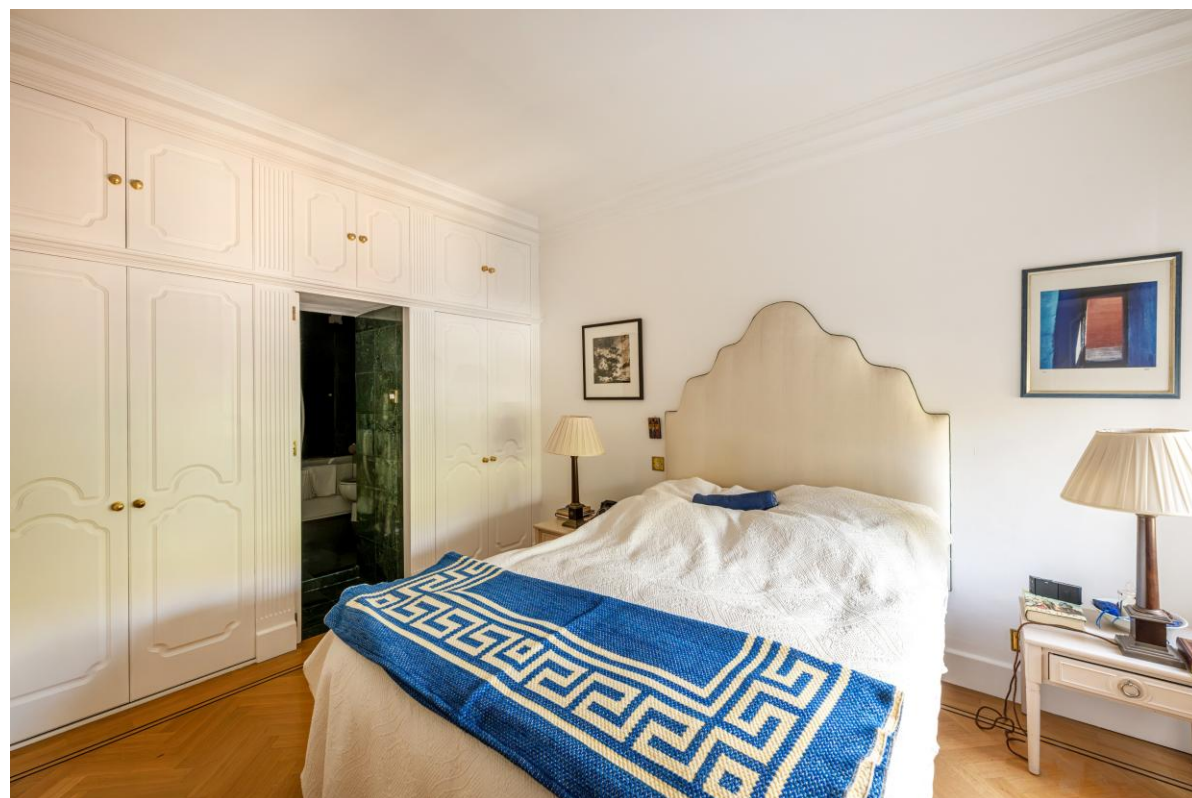
Upper Brooke Street, W1K | £1,595,000

**HARRIS
LE BEAU**





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An impressive one-bedroom apartment occupying the third floor of an elegant period building on Upper Brook Street, offering generous living accommodation in the heart of Mayfair.

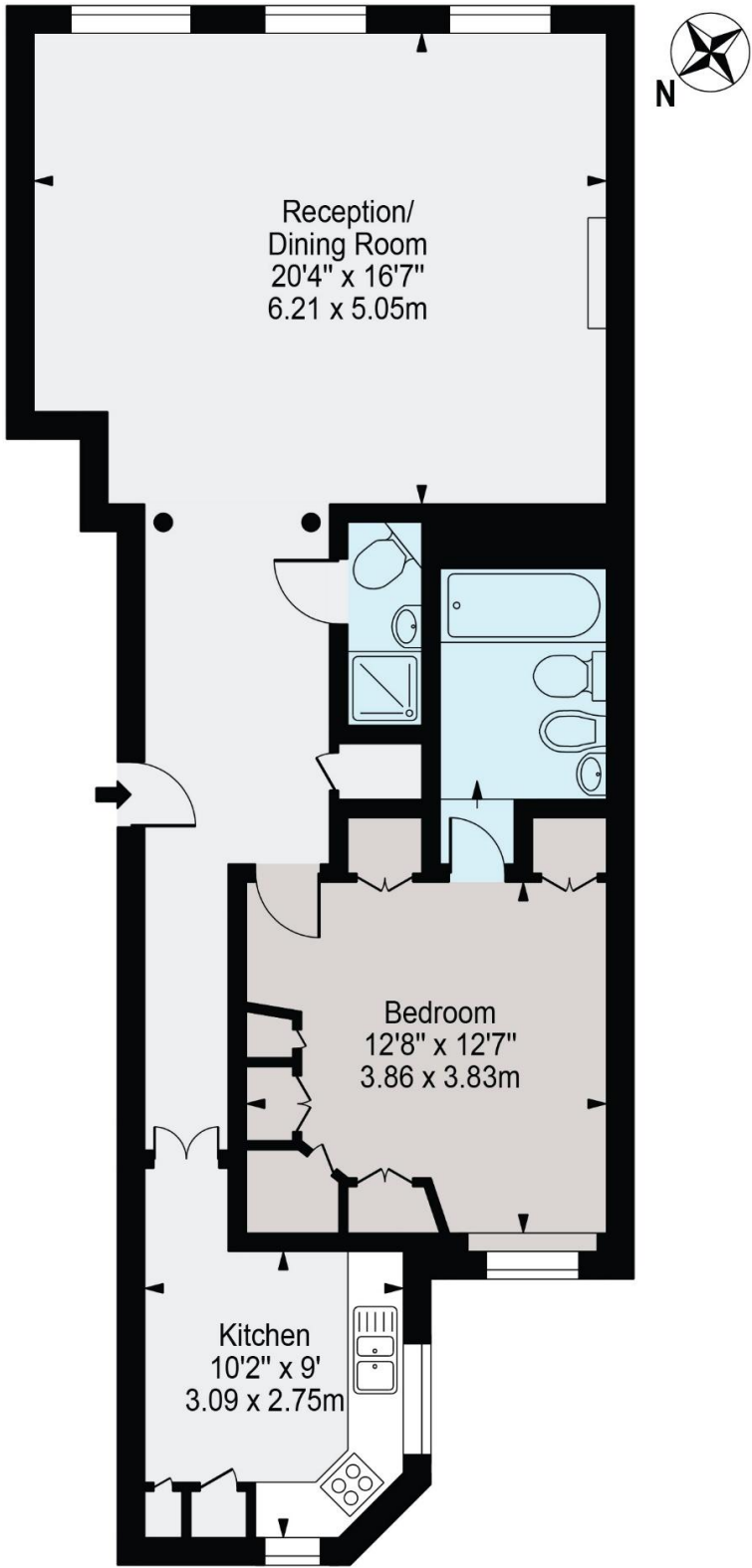
Extending to approximately 854 sq ft (79.32 sq m), the apartment offers well-proportioned accommodation comprising a generous reception and dining room with three windows allowing for an abundance of natural light, a separate fully fitted kitchen, a spacious double bedroom with extensive fitted wardrobes, a family bathroom and an additional shower room.

- One Bedroom
- One Bathroom Plus WC/Shower
- Third Floor With Lift
- Light Filled Reception Room
- Moments from Hyde Park
- Approximately 854 Sq Ft
- Leasehold Approx 115 Years
- EPC Rating: D



Important Notice: The seller's solicitors will confirm included items (e.g., carpets, curtains, light fittings). These particulars do not form part of an offer or contract. HLB Group LTD (trading as Harris Le Beau) and any joint agents make no warranties regarding property details. Buyers should verify all information independently. Photos, videos, and virtual tours reflect the property at the time of capture. Measurements are approximate. References to alterations or use do not confirm planning permissions or consents. Buyers must verify all approvals. HLB Group LTD | Reg. No. 14499541 | 22 Gilbert Street, Mayfair, London, W1K 5HD

Upper Brook Street Approx. Gross Internal Area 854 Sq Ft - 79.32 Sq M



Third Floor
For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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