



WETHERELL
MAYFAIR'S FINEST PROPERTIES



UPPER GROSVENOR STREET, W1K

£3,250,000

A well presented two bedroom apartment on the fifth floor (with lift) of this highly sought after, purpose built portered building in Mayfair, Eaton House. Positioned moments from the newly opened Rosewood Chancery on Grosvenor Square.

This front facing apartment, approximately 1,272 sq ft, has a generous reception room with a bay window overlooking Upper Grosvenor Street, a separate fully fitted kitchen, and two spacious double bedrooms, both served by en suite bathrooms, as well as a separate guest WC.

Residents benefit from a 24-hour porter service and lift access, offering convenience and security.

Tenure : Leasehold, 100 years remaining
Service charge: £27,934.18 per annum

EATON HOUSE IS WELL LOCATED MOMENTS FROM GROSVENOR SQUARE, MOUNT STREET'S BOUTIQUES AND RESTAURANTS, AND WITHIN EASY REACH OF HYDE PARK.



FEATURES

- Fifth floor • Front Facing Apartment with views over Upper Grosvenor Street • Approximately 1,272 sq ft of Lateral Living Space • Two Double Bedrooms • Two Bathrooms • 24-Hour Porter and Lift Access •



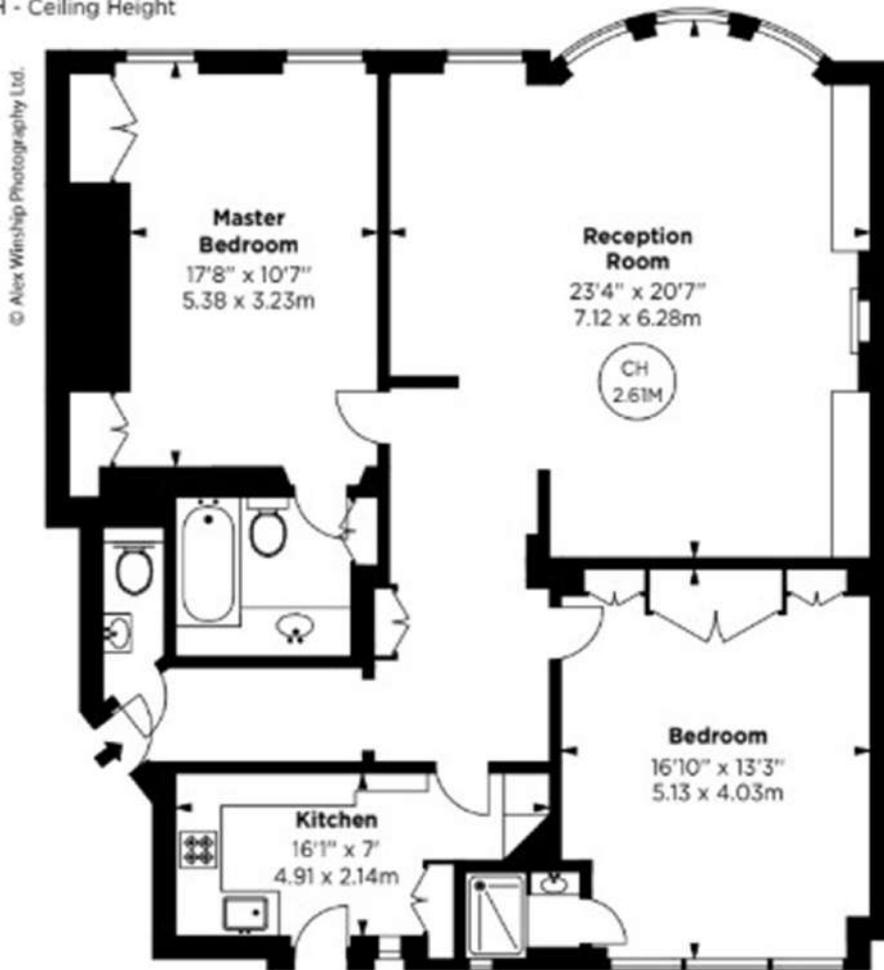
UPPER GROSVENOR STREET, LONDON, W1K

Eaton House, Upper Grosvenor Street, W1K

APPROX. GROSS INTERNAL AREA *
1272 Sq Ft - 118.17 Sq M

This floorplan is for GUIDANCE ONLY and NOT FOR VALUATION purposes.

Key :
CH - Ceiling Height



FIFTH FLOOR



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We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their working order.

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