



GROSVENOR SQUARE

Mayfair WIK



EXCLUSIVE GROSVENOR SQUARE RESIDENCE

A four-bedroom apartment set on the lower ground floor of this exclusive portered building in one of the worlds most famous addresses, Grosvenor Square.



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EPC

C



Local Authority: City of Westminster

Council Tax band: H

Tenure: Leasehold, approximately 993 years remaining

Service charge: £30,604.46 per annum, reviewed every year, next review due 2027

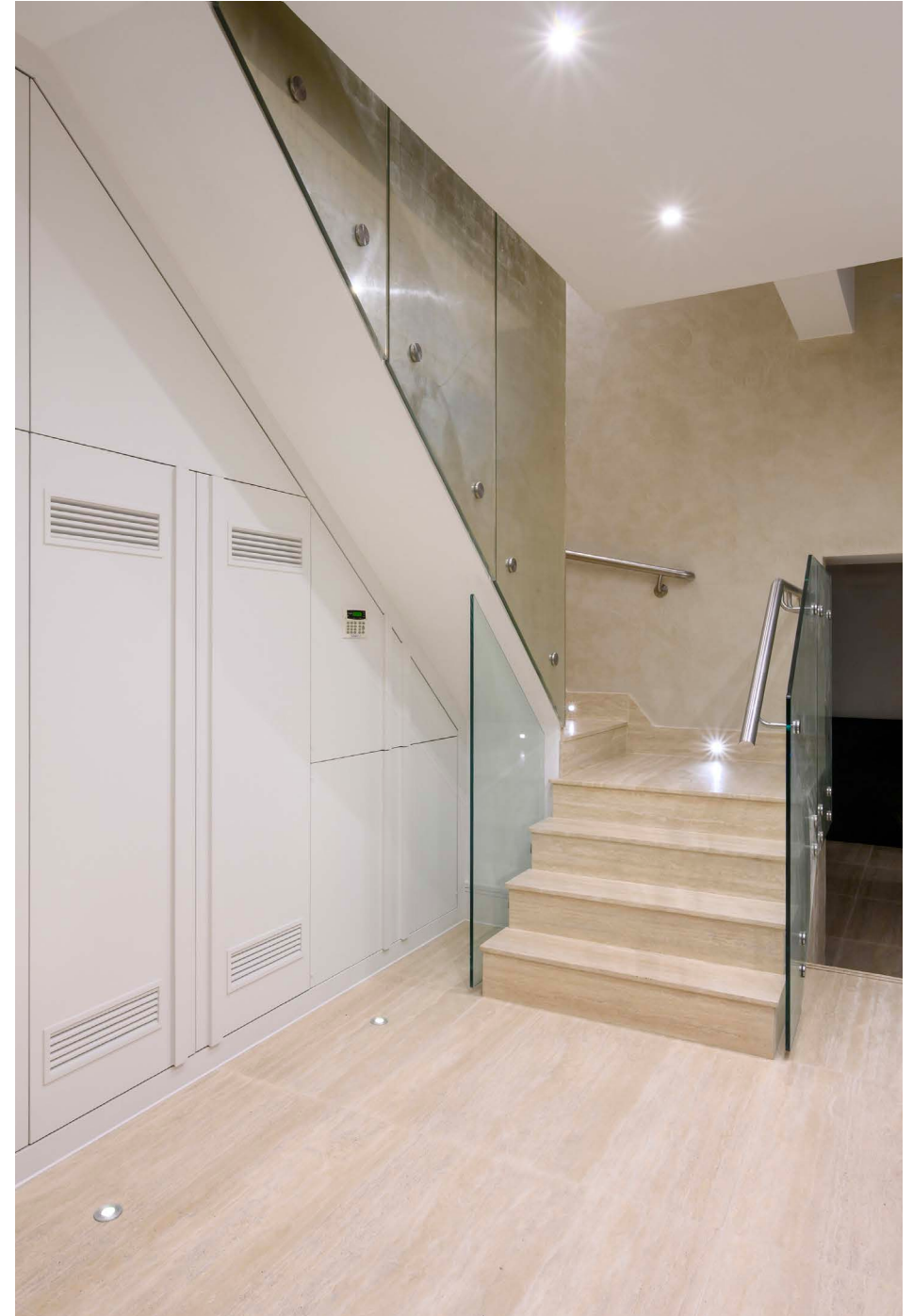
Please note, we have been unable to confirm the ground rent. You should make your own enquiries.

Guide price: £4,750,000



GROSVENOR SQUARE, MAYFAIR WIK

A well-proportioned four-bedroom apartment in good condition on the lower ground floor of this prestigious portered Mayfair building in one of the world's leading address, Grosvenor Square. The apartment offers grand living space leading to a patio area, a large family kitchen and dining area, four ensuite bedrooms including a generous principal bedroom with a built-in dressing area. The apartment would benefit from minor renovation to turn this into an exceptional London pied de terre, investment property or family home.







Important Notice – Administrator Sale - This property is being marketed for sale on behalf of Joint Administrators and therefore no warranties, representations or guarantees are given in respect of the information in this brochure or any matter relating to the property, including VAT. Any information is provided without liability or reliance placed on it, the Administrators are acting as agents for the Company without personal liability.

Material Information Disclaimer - Please note, we have not yet received confirmation from the client regarding certain information for this property, including details of the ground rent, and any applicable review periods. You should ensure that you make your own enquiries, or instruct your advisors to do so, regarding all material information about this property.

We have made reasonable enquiries regarding the fire safety (including, but not limited to, the external wall of the building), but have not received any information. You should ensure you take independent professional advice and carry out your own investigations before making an offer on this property.



THE BEST OF LONDON AT YOUR DOORSTEP

Grosvenor Square is one of the most renowned addresses in London. It is a beautiful garden square situated in the heart of Mayfair, close to Park Lane, Hyde Park and the luxury restaurants and boutiques that the area has to offer. Excellent local transport links include Underground services from Bond Street (Central and Jubilee lines) and Green Park (Victoria, Jubilee and Piccadilly lines).

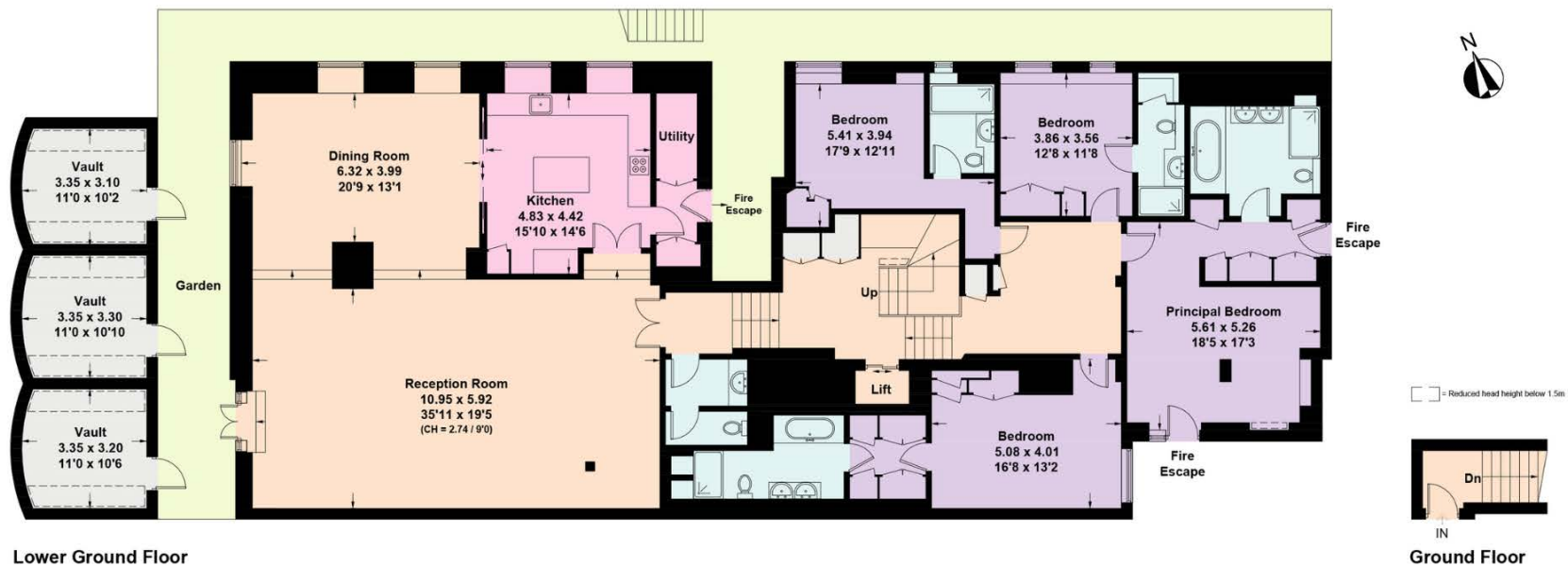






GROSVENOR
SQUARE W1
CITY OF WESTMINSTER

Charles Grosvenor
1811-1881
Baron Grosvenor
1871-1881



Approximate Gross Internal Area = 306.6 sq m / 3,300 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.

Alastair Nicholson
+44 7436165017
alastair.nicholson@knightfrank.com

Knight Frank Mayfair
44 South Audley Street
W1K 2PX

[knightfrank.co.uk](https://www.knightfrank.co.uk)

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