



# GROSVENOR HILL COURT

MAYFAIR W1



JUST OFF BERKELEY SQUARE A SIXTH FLOOR, TWO BEDROOM APARTMENT OF 1,259 SQ FT BENEFITING FROM A LONG LEASE AND UNIFORMED PORTER.

An elegant newly refurbished two double bedroom apartment, of 1,259 square feet with porterage and stunning duel aspect views over the West End.



The apartment blends style and quality effortlessly with American Walnut Floors and a modern open plan Kitchen. The large Reception Room with two bay windows, takes full advantages of views over Mayfair's West End and is the perfect place to entertain with a discrete private bar. The Master Suite benefits from a large walk-in wardrobe that leads onto a delightful calacatta marble En-Suite Bathroom. The guest Bedroom benefits from built-in-storage, with a quiet and bright south-facing aspect and En-Suite Shower Room.





The residential part of Grosvenor Hill Court is situated above the Gagosian Gallery and offers a smart foyer and communal areas with two passenger lifts.

Located on Bourdon Street, just off Berkeley Square and between Davies Street and Bond Street, it is ideally located for the boutiques shops, Michelin starred restaurants and galleries of Mayfair.

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SIXTH FLOOR

Approximate Gross Internal Area 1,259 square feet (117 square metres)

## ACCOMMODATION

- GUEST POWDER ROOM - ENTRANCE HALL - RECEPTION ROOM - KITCHEN
- MASTER BEDROOM WITH EN-SUITE - DOUBLE BEDROOM WITH EN-SUITE SHOWER ROOM
- BESPOKE UTILITY ROOM - PORTER - LIFT ACCESS - EPC BAND D
- 1,259 SQ FT

## SPECIFICATION

- CRESTRON MULTI ROOM AUDIO
- CRESTRON CONTROL SOLUTION FOR LIGHTING AND AV
- LUTRON HOMEWORKS QS LIGHTING CONTROL
- AV SYSTEM IN ALL ROOMS
- AV INCLUDES HEATING CONTROL
- FULLY INTEGRATED IPAD CONTROL

## TERMS

LEASEHOLD – 87 YEARS REMAINING  
 SERVICE CHARGE – £10.137.00 PER ANNUM  
 GROUND RENT – PEPPERCORN  
 PRICE – £3,699,000

## JOINT SOLE AGENTS



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