



UPPER BROOK STREET

MAYFAIR W1



A DUPLEX APARTMENT OF 1,663 SQUARE FEET, OFFERING FOUR DOUBLE BEDROOMS, A LONG LEASE, AND A TERRACE WITH WONDERFUL VIEWS OVER MAYFAIR.



Approximate Internal Area 1,502 Square Feet (139.5 Square Metres)
 Approximate External Area 161 Square Feet (15 Square Metres)
 Approximate Combined Area 1,663 Square Feet (154.5 Square Metres)



Covering the top two floors of this impressive period stone building, this apartment offers wonderful living space, with a large South-facing Reception Room located on the fourth floor, along with a Double Bedroom and Family Kitchen. The fifth floor comprises three large Double Bedrooms, with the Master Bedroom benefiting from an En-Suite Bathroom. In addition, there is a Terrace that offers views over the secret gardens of Green Street.

This is a rare and elegant apartment in the heart of Mayfair, which would allow the purchaser to create a beautiful and uncompromised exclusive home, still retaining much of its character and unique features throughout.

Upper Brook Street runs East off Park Lane and leads onto Grosvenor Square, and is ideally positioned to enjoy the open spaces of Hyde Park and the boutique shops of Mount Street.

ACCOMMODATION

- Entrance Hall
- Reception Room
- Master Bedroom with En-Suite Bathroom
- Three Guest Bedrooms
- Family Bathroom
- Cloakroom
- Terrace
- 1,663 Square Feet
- EPC Band: TBC

TERMS

Leasehold: 122 Years Remaining
Service Charge: £4,250 Per Annum
Ground Rent: Peppercorn
Price: £3,250,000

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Sole Agent



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NO-ONE KNOWS MAYFAIR BETTER THAN WETHERELL