

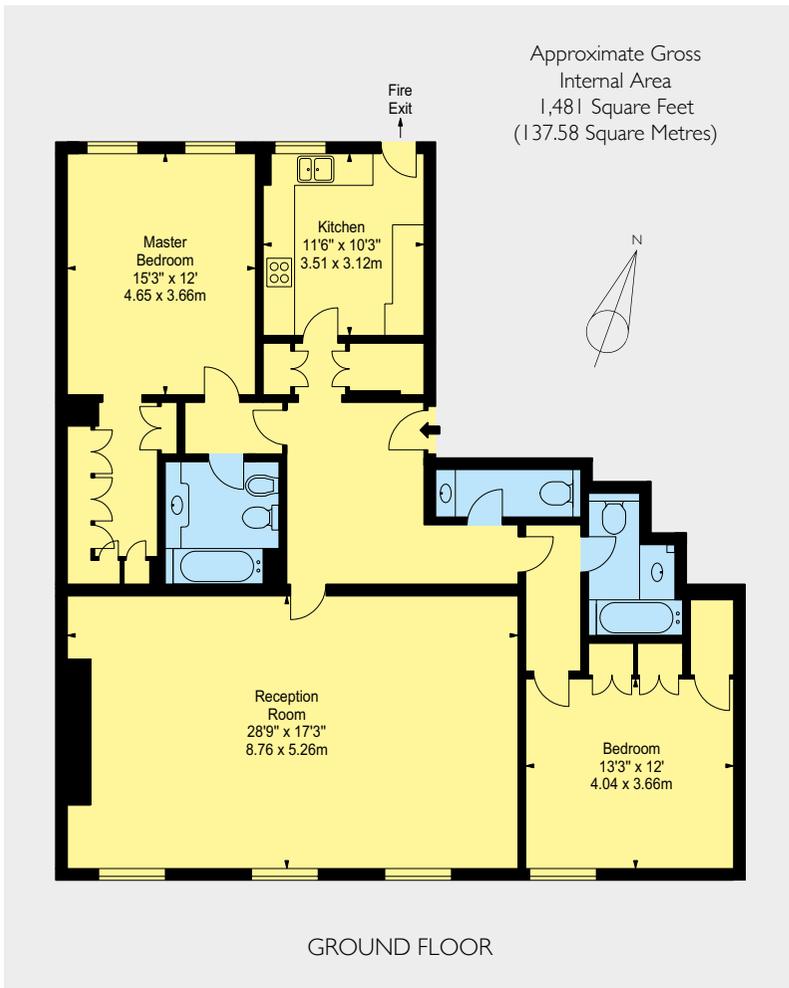


GROSVENOR SQUARE

MAYFAIR W1



A VOLUMETRIC TWO BEDROOM APARTMENT OF 1,481 SQUARE FEET FACING ONTO GROSVENOR SQUARE, WITH 24-HOUR PORTERAGE, PARKING AND A UNIQUE RESIDENT'S BALLROOM.



This spacious apartment with high ceilings throughout offers wonderful living space, with a bright and large Reception Room that spans three windows across all looking onto Grosvenor Square.

The apartment comprises a family sized Kitchen, large Master Bedroom with a walk-in wardrobe and En-Suite Bathroom, and a generously sized second Bedroom with En-Suite Bathroom, all located at the front of the apartment with exceptional views.

Although in need of modernisation, this apartment has wonderful proportions throughout, giving it every potential to become Mayfair's must have residence.

Located in the heart of one of London's most prestigious districts, the building is perfectly situated for the finest boutiques and Michelin starred restaurants that Mayfair has to offer.

ACCOMMODATION

- Entrance Hall
- Reception Room
- Kitchen
- Master Bedroom with En-Suite Bathroom and Dressing Area
- Second Bedroom with En-Suite Bathroom
- Cloakroom
- 1,481 Square Feet
- EPC Band: C

TERMS

Leasehold: Approximately 40 Years Remaining
Service Charge: £4,241.50 Per Quarter
Ground Rent: Approximately £125 Per Annum
Price: £3,400,000

Wetherell have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and Wetherell have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Energy Efficiency Rating: Band C. August 2017



Sole Agent



102 Mount Street · London · W1K 2TH
T: 020 7529 5566 E: sales@wetherell.co.uk
wetherell.co.uk

NO-ONE KNOWS MAYFAIR BETTER THAN WETHERELL