



UPPER BROOK STREET

MAYFAIR W1



A FANTASTIC OPPORTUNITY TO CREATE A BEAUTIFUL APARTMENT OF 1,247 SQ FT ON THE 4TH FLOOR OF THIS PRESTIGIOUS APARTMENT BUILDING, BENEFITTING FROM A GRAND ENTRANCE HALLWAY, LIFT AND PORTERAGE.



Approximate Gross
Internal Area
1,247 Square Feet
(116 Square Metres)



FOURTH FLOOR

A fantastic opportunity to create a beautiful apartment of 1,247/ft on the 4th floor of this prestigious apartment building, benefitting from a grand entrance hallway, lift and portorage.

With grand communal areas and an art deco lift, the property sits on an upper floor of the purpose-built apartment block and has an abundance of light streaming down the hallway from the 5 windows spanning the width of the reception areas. Having been occupied by the current owners for 30 years, the property has remained unchanged and maintains many original features.

Upper Brook Street is situated between two landmark London addresses – Grosvenor Square and Park Lane. Two Michelin star Le Gavroche is located next door to the building and the famous Claridge's hotel is only a short walk away.

ACCOMMODATION

- Entrance Hall
- Kitchen
- Reception Room
- Dining Room
- Master Bedroom
- Second Bedroom
- Bathroom
- Porter
- Lift
- 1,247 sq/ft

TERMS

Lease Length: 5 years, 4 months (96 years from 25th December 1927)

Service Charge: £16,000 per annum approx (Incl. Communal Water, Gas, Electricity, Buildings Insurance, Porter, Lift)

Ground Rent: £200 per annum

Price Guide: £500,000

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Sole Agent



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