



## 5 GROSVENOR SQUARE MAYFAIR W1

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A RARE LATERAL APARTMENT WITH FIVE WEST FACING  
WINDOWS LOOKING OVER GROSVENOR SQUARE.



**WETHERELL**  
MAYFAIR'S FINEST PROPERTIES





One of the most prestigious addresses in the world, Grosvenor Square has been one of the most elegant places to live in London for the last 300 years. With two and a half hectares of lawns and mature trees, it is the largest garden square in the West End. A peaceful oasis in the heart of Mayfair offering stunning green views to those privileged to live round its perimeter.

No. 5 Grosvenor Square is located on the eastern side of the square with grand marble steps lifting you from the pavement towards the impressive oak double doors. The purpose-built apartment block

benefits from a smart lobby with portage providing both service and security. Accessed via lift or stairs Apartment 6 spans the entire fourth floor of the building. From the lift lobby, there is the front door and separate access to the kitchen. The well-equipped kitchen, arranged in a galley style.

There is also direct access from the lift lobby to allow staff access to the kitchen or bedroom corridor avoiding the main hallway or reception rooms. There is a large principal bedroom overlooking the quieter east facing aspect of the building with roof top views

and the morning sun. There is an en suite bathroom with feature bath and walk-in shower. The guest suite with two large windows, again facing east, has its own en suite shower room.

The property also benefits from a separate staff studio apartment on the raised ground floor of the building with two large windows, kitchenette, built-in wardrobes and bathroom. Two secure underground parking spaces are being sold with the property, accessed via the gated entrance in Three Kings Yard.

#### FEATURES

- Entrance Hall
- Drawing Room
- Dining Room
- Fitted Kitchen
- Principal Suite With En Suite
- Guest Suite With En Suite
- Guest Cloakroom
- Lift/Two Permanent Porters





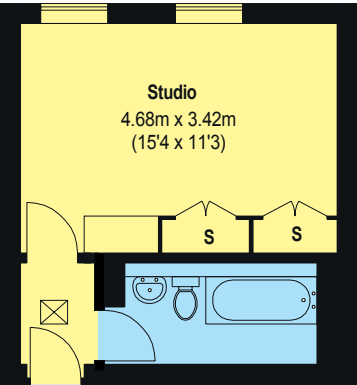




# GROSVENOR SQUARE, MAYFAIR LONDON, W1K



FOURTH FLOOR



RAISED GROUND FLOOR

APPROX. FLOOR AREA (EXCLUDING COMMUNAL AREA 2,161 SQ. FT (200.77 SQ. M)  
STUDIO 257 SQ. FT (23.91 SQ. M) COMBINED TOTAL 2,418 SQ. FT (224.68)

Energy Rating: E. We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.





#### TERMS

Leasehold: 125 Years Unexpired

Service Charge: £28,390 plus £7,500 reserve fund, per annum

Ground Rent: A Peppercorn per annum

Large parking space lease co-terminus with apartment

Small parking space lease expires 23/06/2055



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