



UPPER GROSVENOR STREET



The perfect pied a terre. This secure fourth floor apartment of 651 square feet is situated in this enviable location just off Grosvenor Square. With 2 double bedrooms, 24 hour uniformed portage and access to a private communal courtyard garden.

£950,000
LEASEHOLD

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UPPER GROSVENOR STREET



FLAT • 2 BEDROOMS • 1 RECEPTION ROOM

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46 Upper Grosvenor Street is a purpose built apartment block that was constructed between 1937 -1939 just close to the junction of Grosvenor Square and South Audley Street. With well-maintained common areas which include a sizeable entrance lobby, the building further benefits from a pretty internal courtyard for the sole use of the residents. In addition the building offers 24 hour uniformed portage, 2 large passenger lifts as well as front and rear access.

The flat is quietly located at the rear of building on the fourth floor, with access from either Upper Grosvenor Street or Reeves Mews, with all rooms overlooking the gardens below.

Accommodation:

- *Entrance Hall
- *Kitchen
- *Drawing room
- *Master Bedroom
- *Family bathroom
- *Second bedroom/Study
- *605 sq ft
- *EPC Band – E

Leasehold: 21 years remaining
Service Charge: £7,750.24 per annum
Reserve fund: £4,760 per annum
Ground Rent: £1,100 per annum
Price: £950,000

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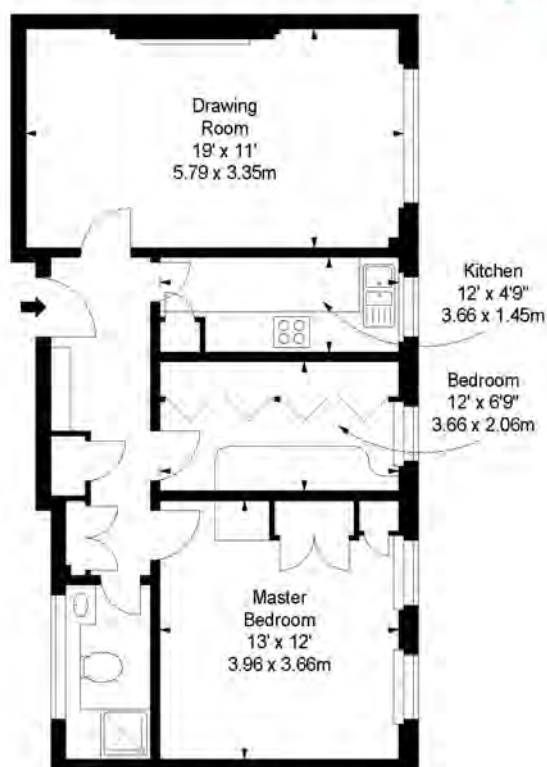
UPPER GROSVENOR STREET

**46 UPPER GROSVENOR STREET
'MAYFAIR' W1**

APPROX. GROSS INTERNAL AREA *
651 Ft² - 60.48 M²

Illustration For Identification Only, Not to Scale
All Calculations include Any/All Areas Under 1.5m Head Height.

* As Defined by RICS - Code of Measuring Practice



FOURTH FLOOR



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