



**WETHERELL**  
MAYFAIR'S FINEST PROPERTIES



## UPPER GROSVENOR STREET, W1K

£2,750,000

This well presented second floor apartment boasts three bedrooms, three bathrooms, separate kitchen, generous reception room with a large bay window and air-conditioning throughout. The building also benefits from a lift and porter.

Set within the prestigious Eaton House in the heart of Mayfair, this well presented second-floor apartment offers refined living in one of London's most sought-after addresses.

Measuring approximately 1,262 sq ft, the property is thoughtfully arranged to combine modern comforts with timeless elegance. The apartment features a generous living room filled with natural light, a separate fully fitted kitchen, and three well-proportioned bedrooms, each with its own en-suite bathroom, ensuring both comfort and privacy.

Tenure: Leasehold, approximately 106 years remaining

Annual service charge: Approximately £27,954

LOCATED MOMENTS FROM MOUNT STREET'S BOUTIQUES, FINE DINING, AND LEAFY SQUARES, THIS APARTMENT REPRESENTS  
A RARE OPPORTUNITY TO ACQUIRE A SOPHISTICATED RESIDENCE IN MAYFAIR.



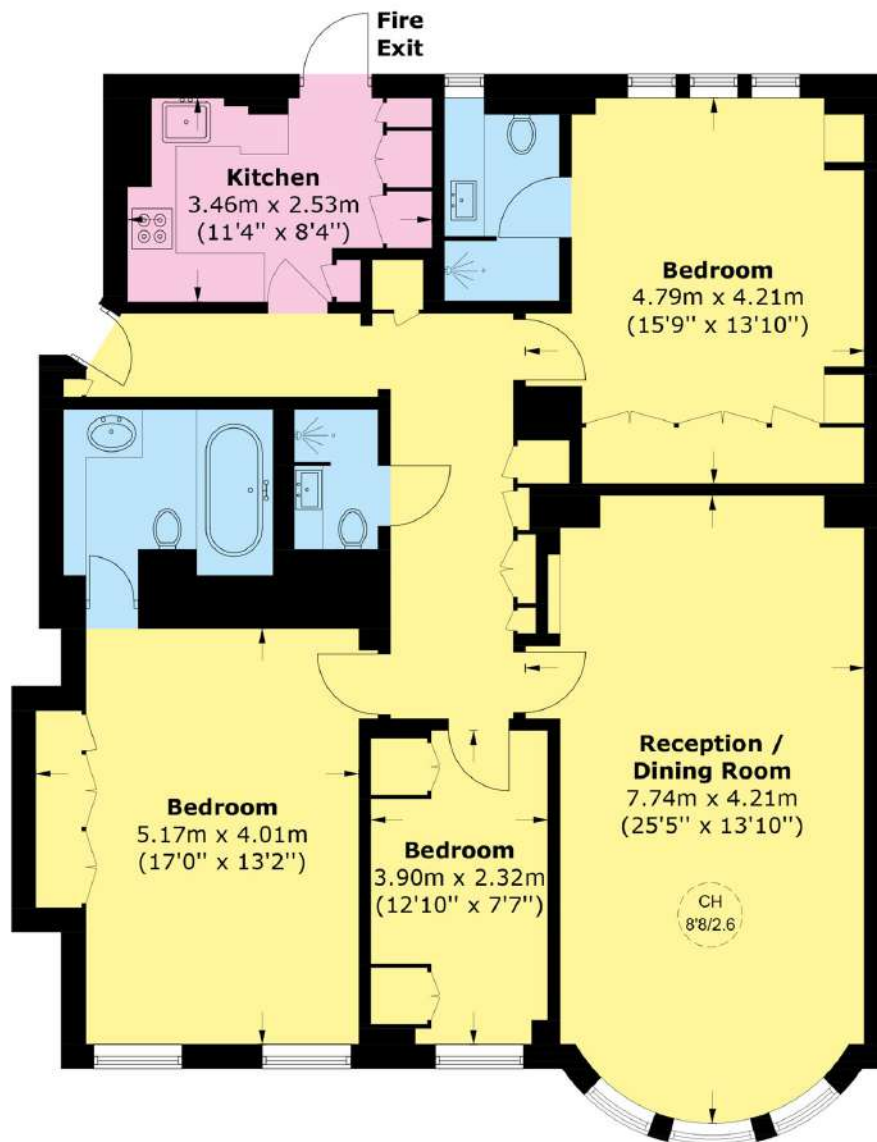
## FEATURES

- Leasehold • Three bedrooms • Three bathrooms • Lift • Air conditioning • Porter • Second floor •





# UPPER GROSVENOR STREET, LONDON, W1K



## Second Floor

Total area (approx.): 117.0 sq. m (1,259.3 sq. ft)



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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 working order.

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