



Upper Grosvenor Street

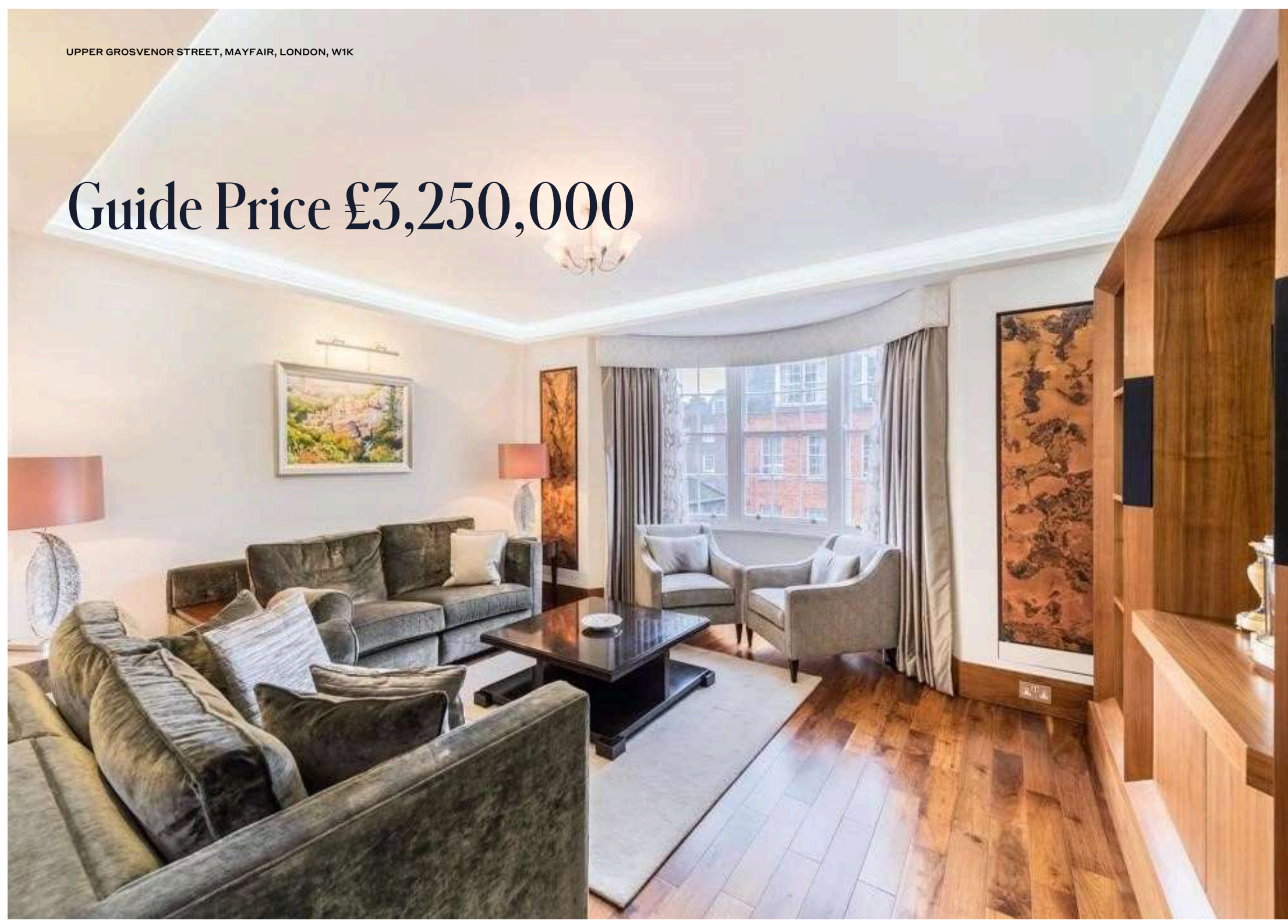
Mayfair

OLIVER BERNARD

LONDON

UPPER GROSVENOR STREET, MAYFAIR, LONDON, W1K

Guide Price £3,250,000



The Property

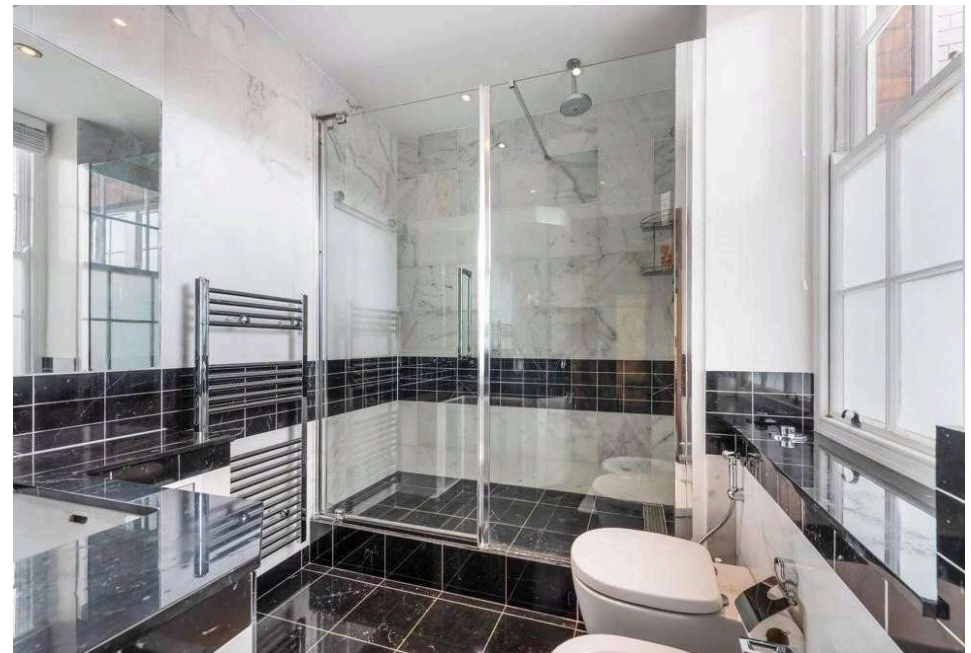
UPPER GROSVENOR STREET, MAYFAIR, LONDON, W1K

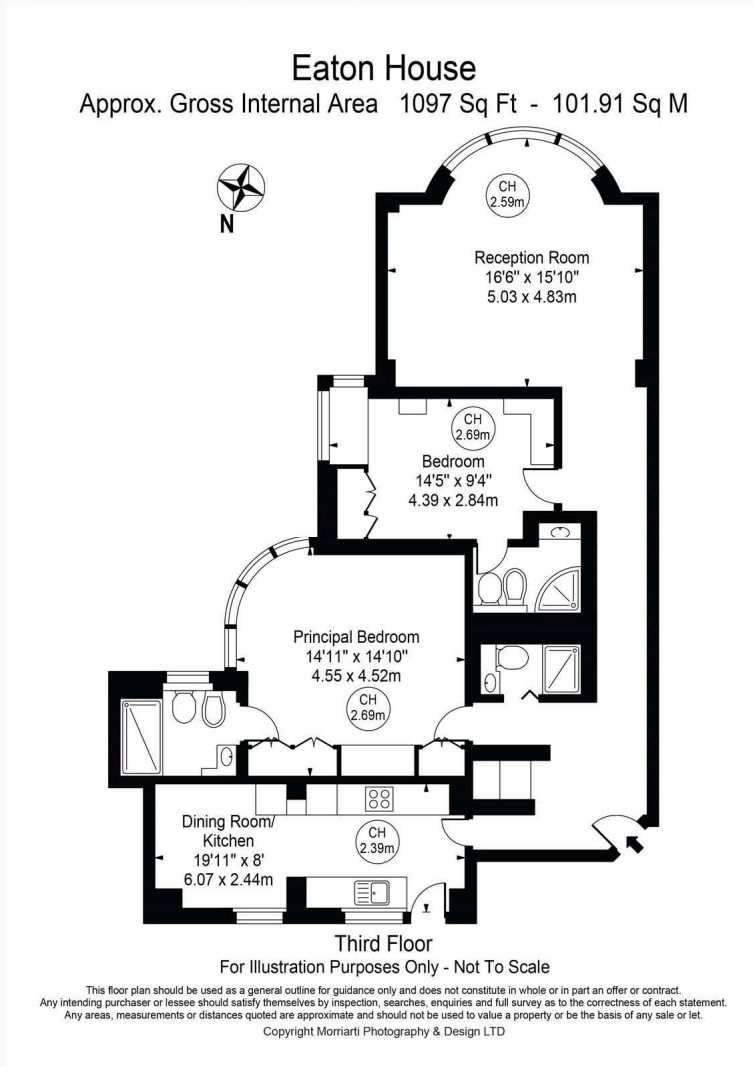
Oliver Bernard Private is excited to present this modern, well-proportioned two double bedroom apartment situated in a period building with 24 porter, opposite Grosvenor Square. Set on the third floor with lift, the apartment further benefits from air conditioning throughout.

This luxury residential building is located opposite the new ultra-luxury landmark Chancery Rosewood Hotel, due to open in 2023, it's the perfect lock up and leave apartment in the heart of Mayfair. Grosvenor Square is currently being redesigned to offer an extraordinary urban garden in the centre of the city, with 2 acres of biodiverse planting, water to sea hear and touch as well as the luxury of Wi-Fi.

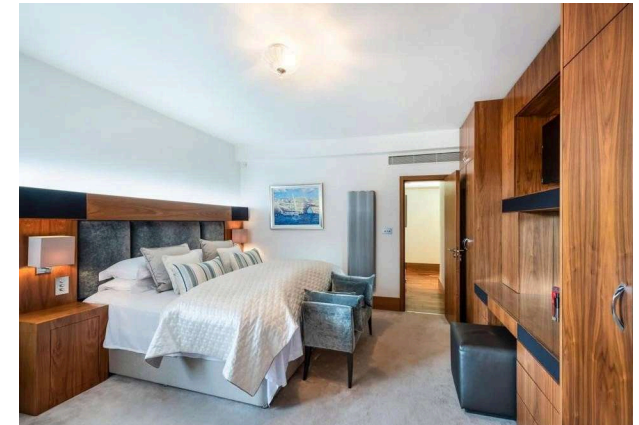
THE DETAILS

- Leasehold 102 years 5 months
 - 2 Total Bedrooms
 - 1 Reception Room
 - 2 Bathrooms
 - Flat/Apartment
 - Upper Floor
 - Good decoration
- 1097 Approx Sq Ft





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	70	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
Mid energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.

Important Information

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