

# Grosvenor Square, W1K *Mayfair*







Exterior





# The Details:

## Grosvenor Square, W1K *Mayfair*

A once in a generation penthouse overlooking Grosvenor Square with extraordinary potential. The 947 square foot south-facing roof terrace spans 44 feet in width, a true rarity in Mayfair. Private lift access and 24-hour concierge complete this exceptional opportunity.

OVERVIEW

This exceptional Grosvenor Square penthouse presents a rare opportunity. It features an expansive, south-facing roof terrace and includes separate staff accommodation, totalling 4,351 square feet. Grosvenor Square remains one of the world's most prestigious addresses, surrounded by new developments such as "Twenty Grosvenor Square," "No.1 Grosvenor Square," and the upcoming "The Chancery" hotel by Rosewood, housed in the former American Embassy.

Grosvenor Square is surrounded by luxury boutiques, fine dining, and renowned cultural landmarks. This historic square is an iconic address, offering residents both tranquillity and convenience, with Hyde Park and world-class amenities just moments away.



A rare Grosvenor Square Penthouse with large south facing roof terrace, concierge and lift.

GUIDE PRICE

£18,250,000

BEDROOMS

5

BATHROOMS

5

INTERNAL

4,351 SQFT

404 SQM

OUTDOOR

—

EPC

D

LOCAL COUNCIL

Westminster

TAX BAND

H

TENURE

Leasehold

NO. OF YEARS

97 Years remaining

SERVICE CHARGE

£25,396 Per Annum



### Highlights and key features of this property

#### HIGHLIGHTS

- Roof Terrace
- Lift
- Concierge
- Lift
- 5 Bedrooms
- 5 Bathrooms
- Prime Location



## Roof Terrace



This spacious, sun-drenched terrace offers room for elegant garden furniture and relaxed outdoor living. Directly accessed from the dining area, it's ideal for stylish entertaining and alfresco dining.





## Reception



This impressive room combines high ceilings with large, elegant windows to create a bright, welcoming space. Curated artwork adds a gallery-like touch, making it ideal for hosting guests or relaxed gatherings.





Kitchen



With rich wooden floors and a generous dining table, this elegant mezzanine offers the perfect setting for stylish entertaining. Direct access to the private roof terrace blends indoor elegance with outdoor charm.





### Principal Bedroom

A bright and spacious room with large windows, built-in furniture, and a private en suite—designed for comfort and convenience.



En suite Bathroom



## Bedroom 2

A spacious double with elegant finishes, private en suite, and ample built-in storage—offering both comfort and practicality.



En suite



## Penthouse, Grosvenor Square

Approx. Gross Internal Area 4351 Sq Ft - 404.22 Sq M  
(Excluding Lift & Store)

Approx. Gross Internal Area Of Store 44 Sq Ft - 4.07 Sq M



For Illustration Purposes Only - Not To Scale

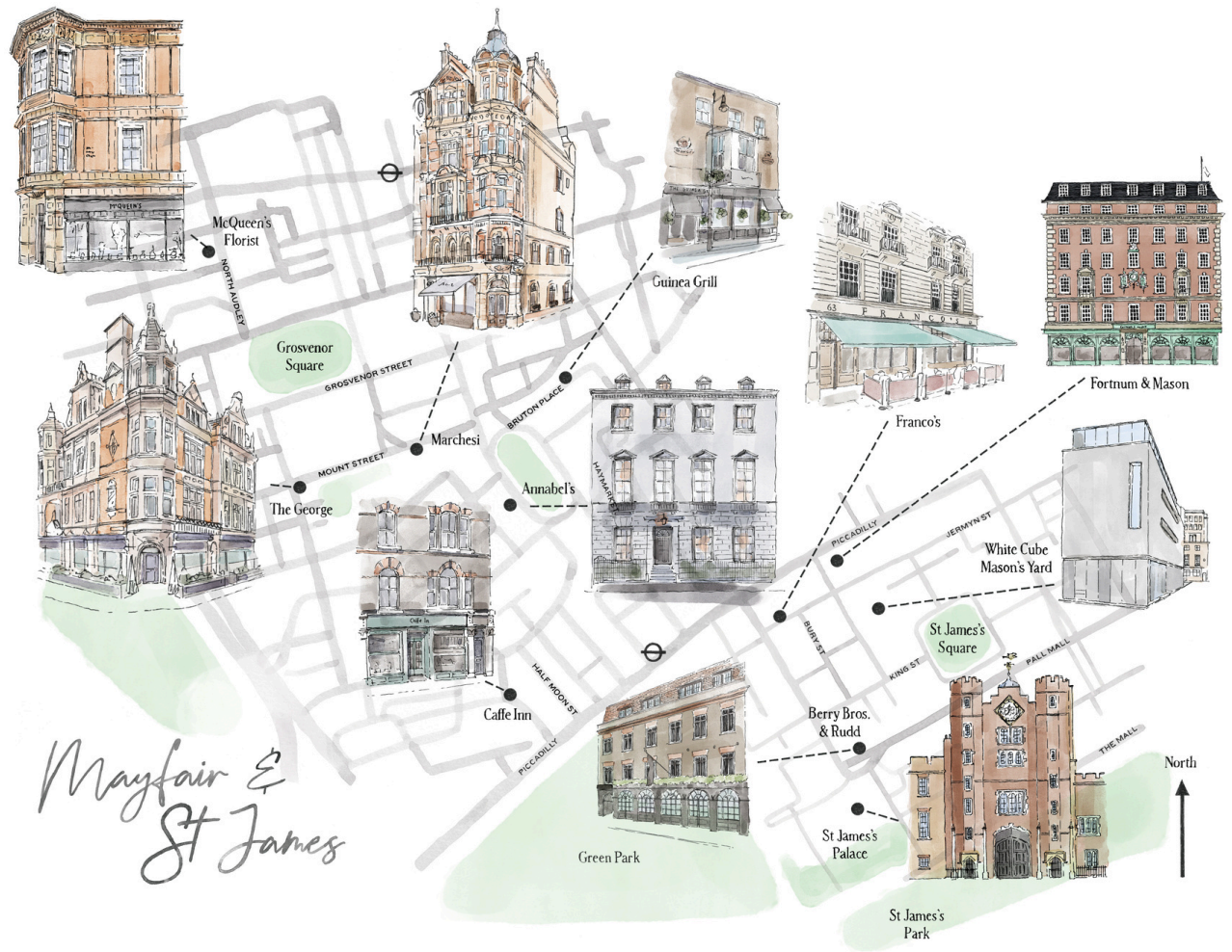
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# Property *Location*

Known for its timeless Georgian architecture and prestigious history, Mayfair continues to represent the pinnacle of English luxury. Undoubtedly, London's most prestigious neighbourhoods it's home to exclusive private clubs, luxury hotels and world-class shopping.





## Our *pillars*

Redefining luxury living by uniting three core pillars of service – **OB Property**, **OB Travel**, and soon, **OB Circle** – into a seamless, fully personalised experience.



### OB PROPERTY

A beacon in the **real estate** sector, we offer unmatched access to the world's most exclusive real estate with accurate, candid advice and a one-on-one service with a team of seasoned and accomplished negotiators.



### OB TRAVEL

Dedicated to curating **luxury holidays** in sought-after global destinations, with a handpicked portfolio of private properties.



### OB CIRCLE

Members of OB Circle unlock exclusive invitations to private events, access to off-market properties, and are welcomed to a **community** rooted in shared values and connections.



*Uniting property, travel and unique experiences with unrivalled expertise and access to the world's most coveted luxury homes and villas, OB Private empowers our clients to live the life they've always envisioned.*



## Areas we cover





# OB Partners

From financial services to secure your new home to award-winning architects and interior designers to make it your own, we've partnered with some of the world's most exceptional providers that share our commitment to unique experiences and a boutique personalised approach.

Allow us to support you throughout every step of your journey, connecting you to the right people and places. Visit our website for a full list of suppliers or get in touch with us your agent directly.





OB PROPERTY

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