Eaton House, Mayfair

Strutt & Parker

Land and property. Since 1885.

A well presented two bedroom apartment on the fifth floor (with lift) of this highly sought after, purpose built portered building in Mayfair, Eaton House. Positioned moments from the newly opened Rosewood Chancery on Grosvenor Square.

This front facing apartment, approximately 1,272 sq ft, has a generous reception room with a bay window overlooking Upper Grosvenor Street, a separate fully fitted kitchen, and two spacious double bedrooms, both served by en suite bathrooms, as well as a separate guest WC.

Residents benefit from a 24-hour porter service and lift access, offering convenience and security.

1,272 sq ft (118.17 sq m)
Fifth floor
Views over Upper Grosvenor Street
Two double bedrooms
Two bathrooms
24-hour porter and lift access
Leasehold

Guide price £3,000,000

Location

Eaton House is well located moments from Grosvenor Square, Mount Street's boutiques and restaurants, and within easy reach of Hyde Park.

Postcode region: W1K

General

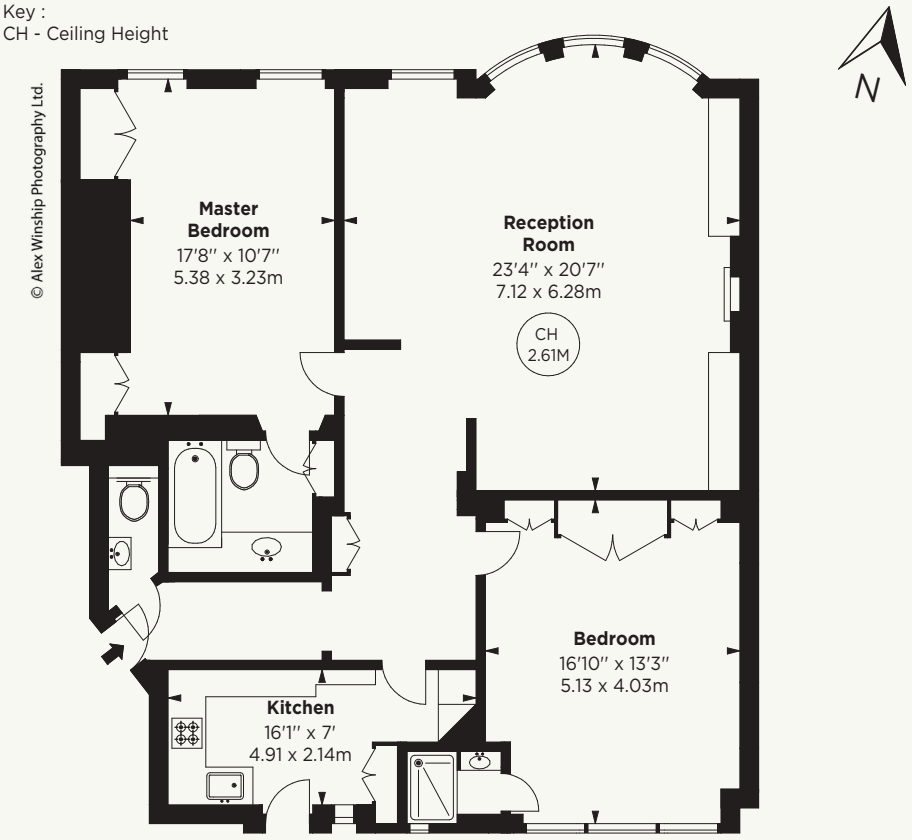
Tenure: Leasehold, 100 years remaining
Local Authority: Westminster
Council Tax: Band G
EPC Rating: C
Service Charge: £27,934.18 per annum
Ground Rent: TBC
Parking: Residential permit
Mobile coverage and broadband: Information can be found here: https://checker.ofcom.org.uk/en-gb/mobile-coverage

Eaton House,
Upper Grosvenor Street, W1K

APPROX. GROSS INTERNAL AREA *
1272 Sq Ft - 118.17 Sq M

This floorplan is for GUIDANCE ONLY and NOT FOR VALUATION purposes.

Key :
CH - Ceiling Height



FIFTH FLOOR

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

MAYGROVE ENTERPRISES RICS Certified Property Measurer

Strutt & Parker Private Client

7 Harewood Ave, Marylebone, London NW1 6AA
07899 721074 | zach.madison@struttandparker.com

@struttandparker struttandparker.com

Strutt & Parker
Land and property. Since 1885.

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited. Photographs taken May 2026. Particulars prepared June 2026.