

Eaton House,
Mayfair



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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.



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>

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 £3,250,000

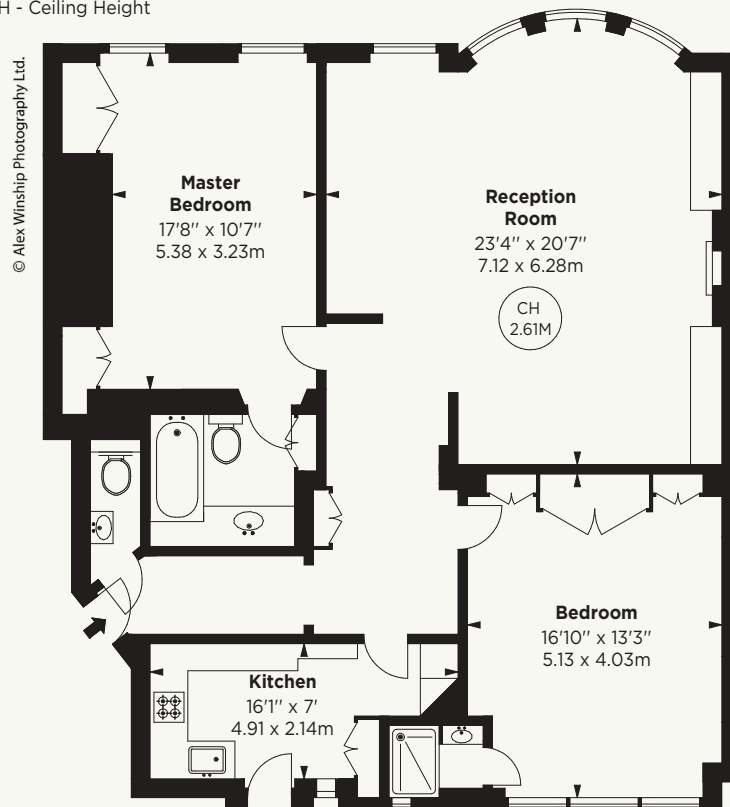


Eaton House, Upper Grosvenor Street, W1K

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.



Strutt & Parker Private Client

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



@struttandparker struttandparker.com

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