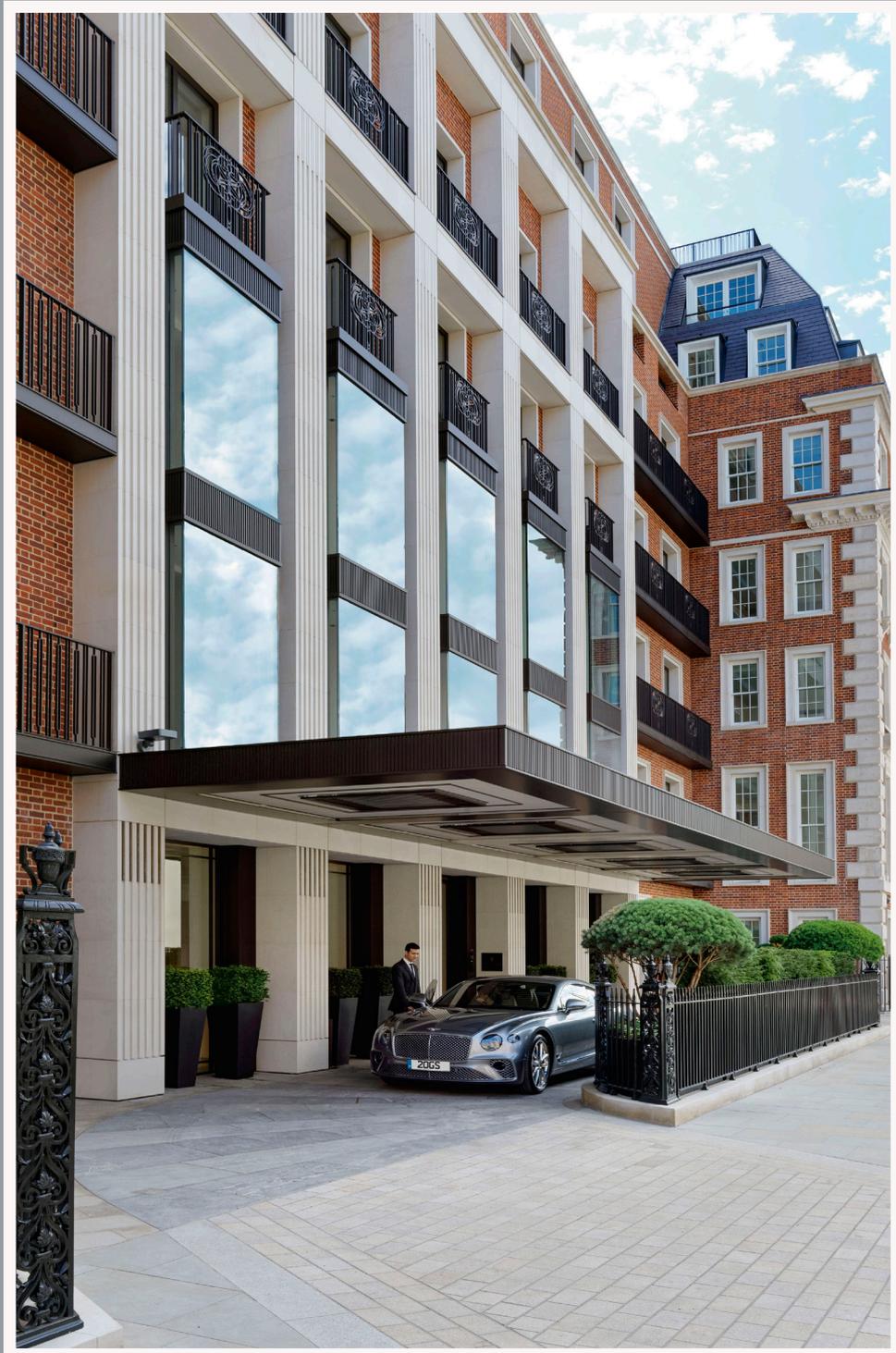


20 GROSVENOR SQUARE

MAYFAIR W1



ACCOMMODATION

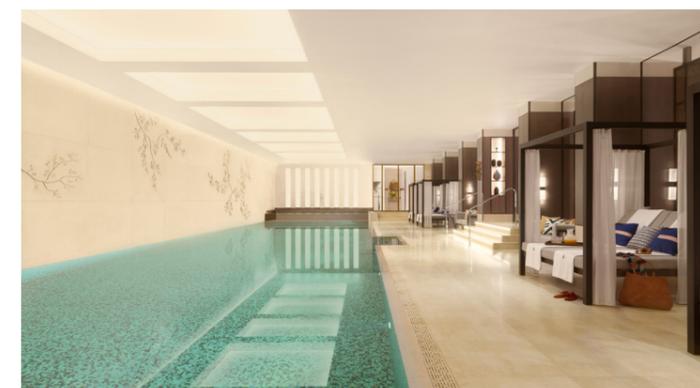
Reception/dining room | Eat-in kitchen | Principal bedroom suite with dressing room | Three further bedroom suites | Guest WC | Utility | Balcony
 Guide price: £23,500,000 | Lease Expiry: November 2946 | Service charge: £61,364.50 per annum approx. (£18.50 per sq ft) | Ground rent: Peppercorn



ABOUT THIS PROPERTY

Twenty Grosvenor Square combines the best of hotel services and private ownership, with the assurance that each home is being cared for to the highest standards of quality by Four Seasons. This landmark development has been masterfully designed by Finchatton, in collaboration with award winning architects Squire & Partners. The apartment has been designed to the highest specification and residents within Twenty Grosvenor Square all benefit from extraordinary amenities such as: 24-hour Four Seasons concierge, security, valet parking, 25-metre pool with adjacent vitality pool and luxurious spa, state of the art gymnasium, cinema room, garden library, private garden and terrace, business centre and meeting room, games and function room, wine cellar, creche, and secure storage facilities.

This spectacular apartment has been designed for family living and entertaining. The apartment offers an impressive reception room with floor to ceiling doors opening to a balcony together with a stunning eat-in kitchen equipped with the world's leading brands including integrated Sub-Zero and Wolf appliances. The principal bedroom suite features two Juliette balconies and a dressing room with bespoke Italian cabinetry leading through to a luxurious bathroom with the finest handpicked marble, double vanity unit, and separate bath and shower. There are three further bedroom suites, all benefitting from full length double glazed windows with Juliette balcony's allowing superb natural light. Further features include a separate utility room, guest W/C, underfloor heating, Comfort Cooling, and home automation Crestron system throughout.



LOCAL INFORMATION

Twenty Grosvenor Square sits in the very heart of Mayfair and is one of London's most exclusive addresses. Its garden walkways, colourful planting and statues represent its rich heritage, and are aptly surrounded by some of London's most iconic classical architecture.

Twenty Grosvenor Square is superbly located for the world class amenities, restaurants and boutique shops of Mayfair and the West End.

The transport links are excellent and the closest underground station is Bond Street (approximately 0.2 miles).



FLOOR PLANS

Approximate Floor Area
308.2 sq m / 3317 sq ft

| Energy Efficiency Rating | | |
|---------------------------------------------|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | 89 | 89 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID888089)



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