

GROSVENOR HILL, MAYFAIR, LONDON W1  
£4,200 PW



**MAYFAIR SQUARE**

1 Mayfair Place, London W1J 8AJ, United Kingdom

+44 (0)207 184 9888 | [info@mayfairsquare.co.uk](mailto:info@mayfairsquare.co.uk) | [www.mayfairsquare.co.uk](http://www.mayfairsquare.co.uk)

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## PROPERTY DESCRIPTION

Exceptional Two Bedroom Duplex with Private Roof Terrace in Mayfair.

Set within a small private block in the heart of Mayfair, moments from the prestigious surroundings of Berkeley Square, this magnificent two bedroom, two bathroom duplex apartment has been individually designed to the highest specification, offering exceptional space, luxury, style and privacy.

Arranged over two levels, the apartment features two elegant interconnecting reception rooms with generous dining space, creating a refined yet versatile setting for entertaining. A stunning eat-in kitchen, finished with bespoke cabinetry and premium appliances, forms the heart of the home, complemented by a guest cloakroom for added convenience.

Both double bedrooms benefit from luxurious en-suite bathrooms, with the principal suite offering an indulgent spa-like experience.

The property is equipped with a state-of-the-art Crestron home control system, allowing seamless control of lighting, security, underfloor heating, comfort cooling and integrated audio-visual systems via iPad. Further enhancements include LED televisions throughout, an Aqua Television in the principal en-suite, and ceiling speakers in all principal rooms for tailored sound and ambience.

One of the standout features of this exceptional home is the spectacular private decked roof terrace, providing an ideal setting for outdoor relaxation and private entertaining away from the bustle of the city.

Perfectly positioned close to Mayfair's world-class boutiques, restaurants and bars, the apartment is also within a short stroll of Hyde Park, with excellent transport connections via Bond Street and Green Park Underground stations.



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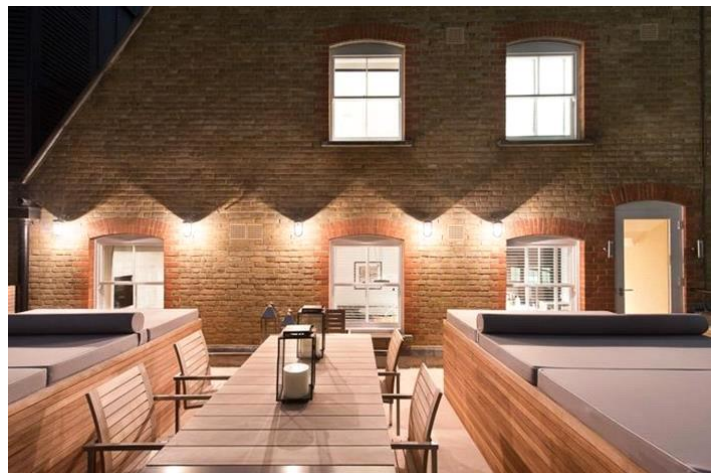
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**FLAT 3,  
GROSVENOR HILL, W1**

**Approx. Gross Internal Area\*  
1645 Ft<sup>2</sup> - 152.82 M<sup>2</sup>**

Illustration For Identification Purposes Only. Not to Scale  
\* As Defined by RICS - Code of Measuring Practice



SECOND FLOOR



THIRD FLOOR



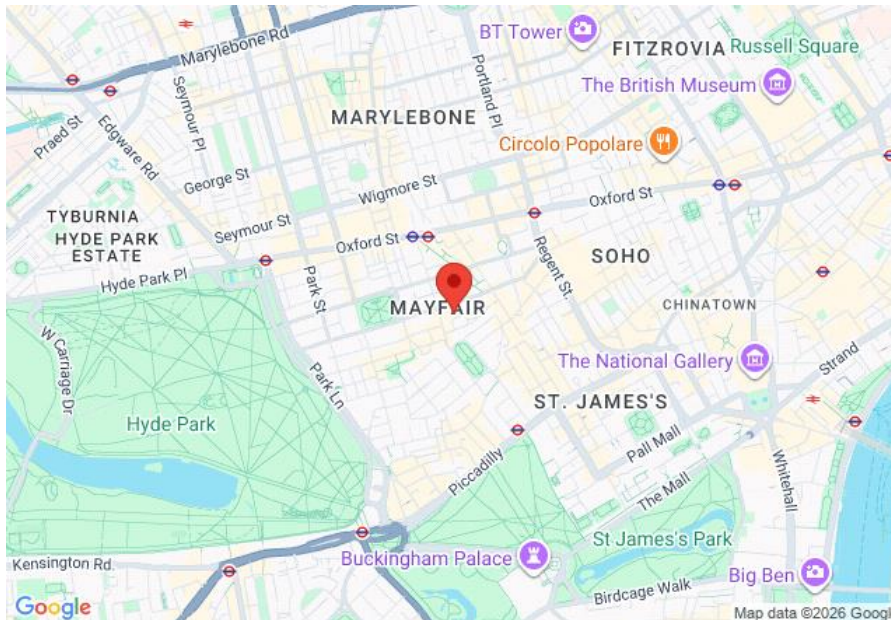
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>74</b>	<b>74</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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FOR MORE INFORMATION PLEASE CONTACT US

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