

GROSVENOR HILL, MAYFAIR, LONDON W1  
£1,260 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

Luxury living in the heart of Mayfair.

This luxurious apartment features a double bedroom with an en-suite bathroom and separate guest shower room, alongside a reception room and a beautifully appointed kitchen breakfast room. With wood flooring in the reception room, hallway, and kitchen, this spacious one-bedroom unit offers 819 sq ft of living space. Bespoke fixtures and fittings adorn the apartment, complemented by a state-of-the-art Crestron home control system for seamless management of lighting, security, underfloor heating, comfort cooling, and media/audio visual systems via an iPad. LED televisions and Aqua Televisions in the master bedroom, along with ceiling speakers in all primary rooms, further enhance the luxurious living experience, allowing personalized music playback from the Crestron 'home' iPod dock to suit your mood.

### Living in Mayfair

Synonymous with luxury and one of the wealthiest places to live in London.

Mayfair is known for its beautiful period architecture, cosmopolitan restaurants, 5-star hotels, and gentleman's clubs as well as its art galleries, auction houses, wine merchants, and auction houses.

### Shopping and Restaurants in Mayfair

You can find some of the most exclusive restaurants, swanky bars and designer shops in Mayfair.

You can find some of the most exclusive brands in Mayfair, from Louis Vuitton, Gucci, Bulgari, Chanel, Hermes, De Beers, Graff to Rolex. Mayfair also has its own luxury department store Fortnum & Mason.

Mayfair is a small area, yet it has some of the best Michelin-starred restaurants run by world-famous chefs.

### Parks & Green Spaces

Mayfair is bounded on two sides by parks, Hyde Park with over 350 acres of green space and Green Park.

Grosvenor Square and Mount Street Gardens are situated in the heart of Mayfair and are favourite for local residents.



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SECOND FLOOR

APPROX. GROSS INTERNAL AREA \*  
894 Ft<sup>2</sup> - 83.05 M<sup>2</sup>

Property Details <b>FLAT 2</b> <b>9-11 GROSVENOR HILL</b> <b>LONDON</b> <b>W1K 3QA</b>		Surveyed and Drawn By  Hideaway Work Space 1 Empire Mews London SW16 2SF Tel: 0345 257 2023 info@bkrfloorplans.co.uk www.bkrfloorplans.co.uk © BKR 2020
SCALE 1:100 @ A4 Plans Drawn: 05.02.2020		



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>80</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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