



RUSSELL SIMPSON

Elegant two-bedroom duplex with
large west-facing terrace

GROSVENOR HILL
MAYFAIR W1K

Grosvenor Hill

£4,200 _{P/W}

BEDROOMS 2	INTERNAL 1,779 _{SQ FT} 165 _{SQM}	OUTDOOR 520 _{SQ FT}	FURNISHED STATUS Multiple Options
BATHROOMS 2		EPC C	COUNCIL TAX Westminster City, H

The Property

A beautifully presented two-bedroom duplex flat across the second and third floors.

Entering the flat on the second floor, the reception room is exceptionally spacious with high ceilings that create a superb sense of scale. Large windows fill the space with light, and wooden floors extend throughout this level. The room flows through to the dining room, which features elegant proportions and connects seamlessly to the kitchen.





The Kitchen

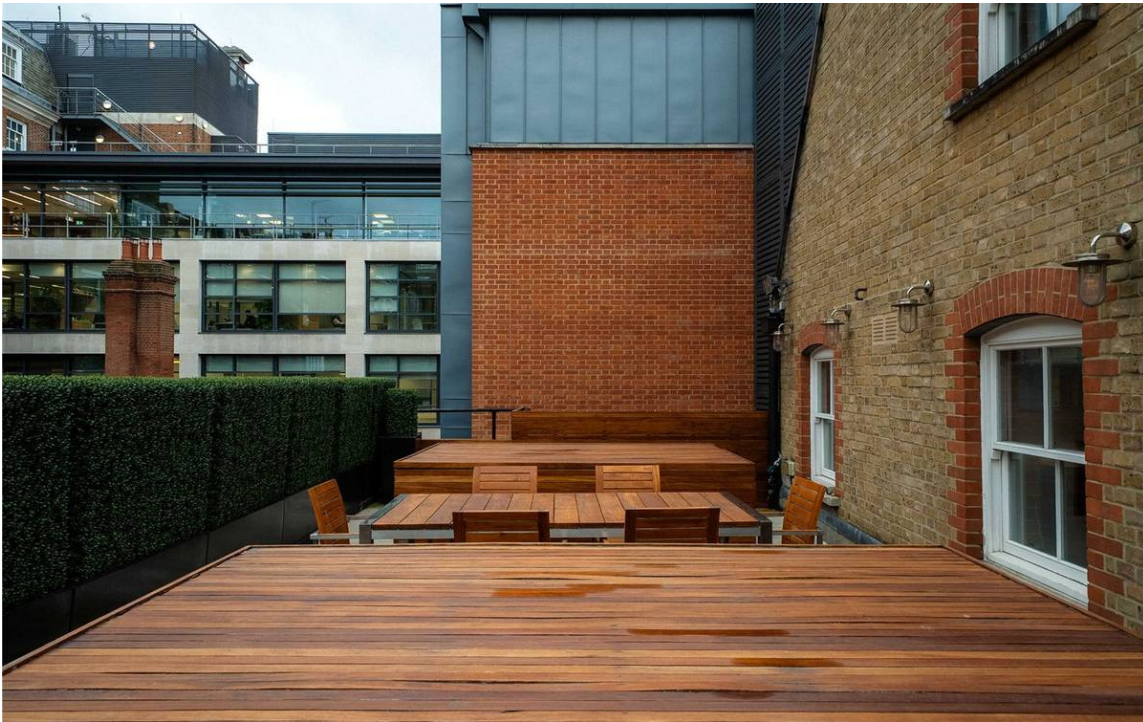
The kitchen is fitted with contemporary built-in appliances and sleek cabinetry, with a window providing natural light and includes a breakfast eating table. A guest washroom completes this level.



The Bedrooms

Ascending to the third floor, the principal bedroom is generously proportioned with extensive built-in storage and an ensuite bathroom featuring a double sink vanity and marble surfaces. The second bedroom also benefits from good proportions with a dressing area and has its own ensuite bathroom. Both bathrooms are finished to a high standard with marble tiling and contemporary fixtures.



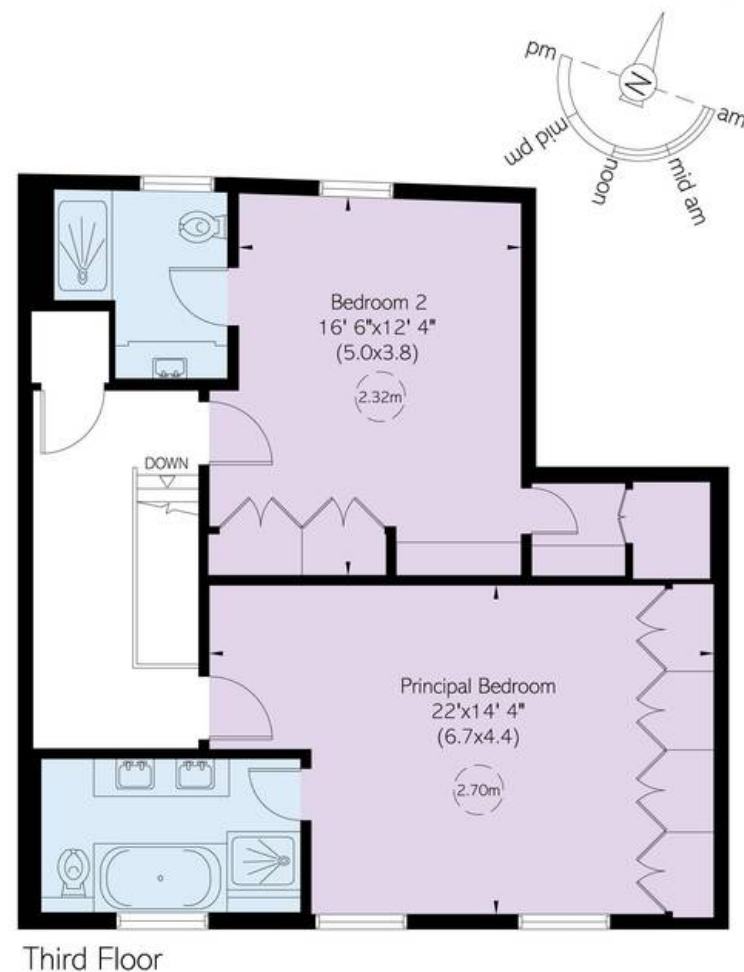


Outdoor Spaces & The Neighbourhood

The property includes a substantial west-facing terrace accessed from the second floor, providing excellent outdoor space with wooden decking suitable for dining and entertaining.

Grosvenor Hill is a prestigious address in Mayfair, moments away from the sophisticated shopping and dining of Bond Street and Mount Street. The location offers easy access to Green Park and Hyde Park, while Berkeley Square and the upmarket boutiques of South Molton Street are within a short walk. The area is renowned for its elegant Georgian architecture and refined atmosphere, placing residents at the heart of one of London's most desirable districts.





Grosvenor Hill, W1

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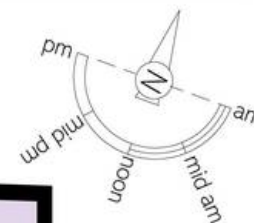
Approximate Internal Area

1,779 sq ft/ 165 sq m

Outside Area

520 sq ft/ 48 sq m

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.



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