



**GROSVENOR HILL, LONDON, W1K**  
£2,250,000

**Carter Jonas**

# GROSVENOR HILL, LONDON, W1K

This spacious home features a full Crestron automation system, underfloor heating, air conditioning and three private terraces. Offering refined style and modern sophistication, the apartment comprises a generous reception room with an open plan kitchen, two double bedrooms with en suite bathrooms, and a separate guest cloakroom. High ceilings and floor to ceiling windows create a free flowing layout and an abundance of natural light throughout.

Situated in a premium development with concierge services, this residence further benefits from advanced home technology, comfort cooling and high quality finishes throughout.

**SERVICE CHARGE:** £18,750 pa

**GROUND RENT:** £2,000 pa

Council Tax: Band H (Westminster)

Heating and Hot Water: Gas (underfloor heating)

Parking: None included with apartment / On street may be available: <https://www.westminster.gov.uk/parking/parking-residents>

Mobile phone coverage and speeds can be checked here: [checker.ofcom.org.uk](http://checker.ofcom.org.uk), however, all providers are predicted to have good levels of service inside at this property.

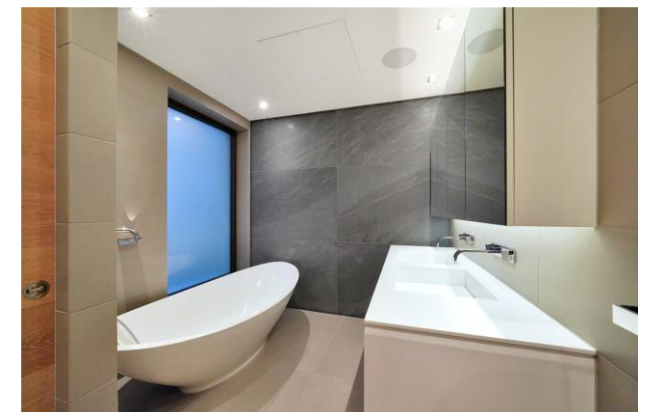
Broadband speeds can be checked here: [checker.ofcom.org.uk](http://checker.ofcom.org.uk).

**TENURE** Leasehold - 999 years from and including 30 May 2014 to and including 29 May 3013

**LOCAL AUTHORITY** Westminster City Council

**EPC BAND** B

## A BEAUTIFULLY DESIGNED AND CONTEMPORARY TWO BEDROOM, TWO BATHROOM APARTMENT SET WITHIN AN EXCLUSIVE NEWLY BUILT DEVELOPMENT WITH CONCIERGE. AUTOMATION





# Grosvenor Hill, W1K 3QA

Approx Gross Internal Area = 122 sq m / 1313 sq ft

Terrace = 2.9 sq m / 31 sq ft

Total = 124.9 sq m / 1344 sq ft



Ref :

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**Mayfair 020 7493 0676**

mayfair@carterjonas.co.uk  
18 Davies Street, Mayfair, London, W1K 3DS

**carterjonas.co.uk**  
Offices throughout the UK

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