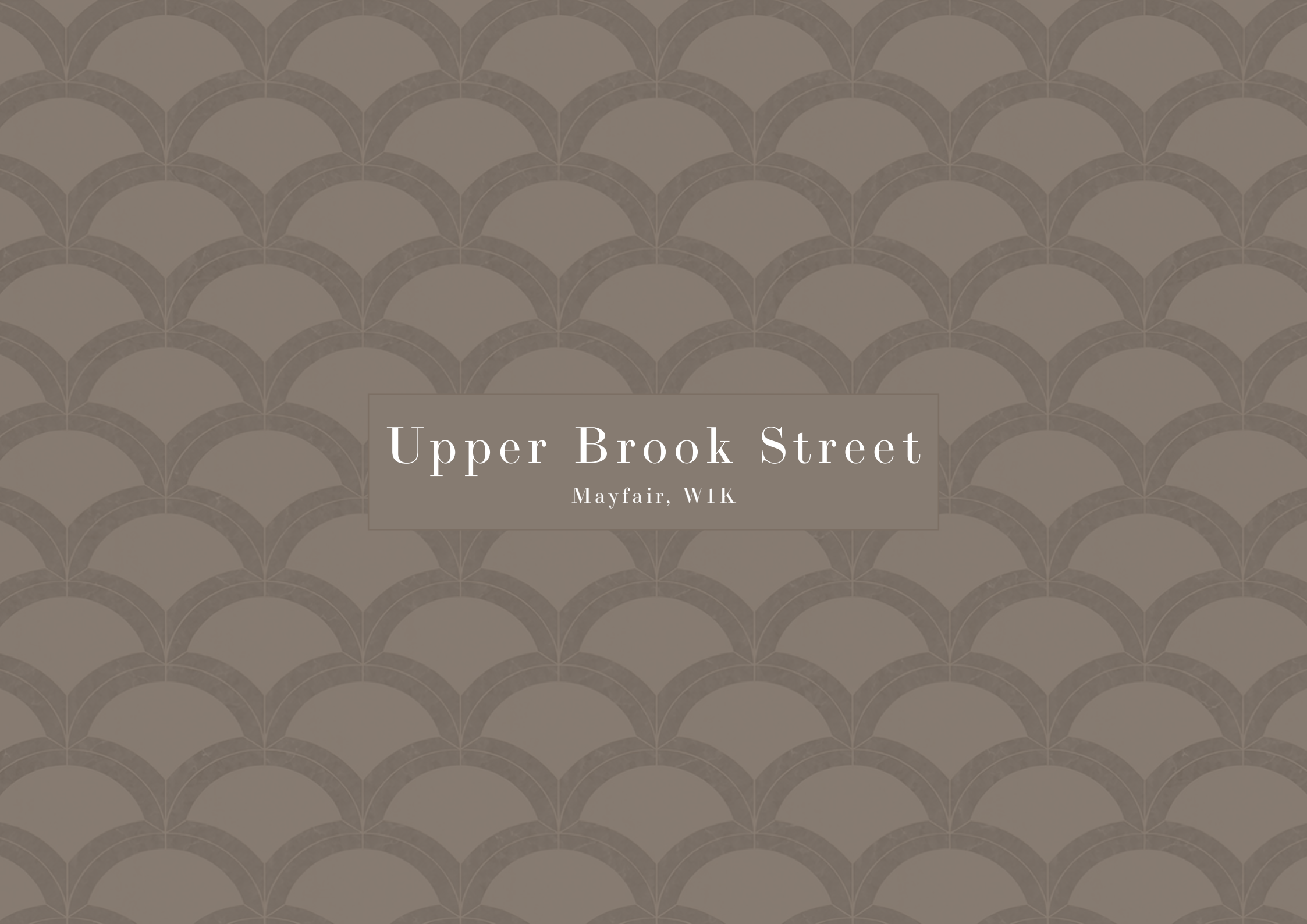




Upper Brook Street

Mayfair, W1K



A beautifully presented 4 bedroom Georgian townhouse situated on this highly desirable street in the very heart of Mayfair within walking distance of Selfridges, Green Park and Hyde Park, and adjacent to the world renowned Chancery Rosewood.

This rare double aspect house has 3 separate reception areas as well as a wealth of period features, high ceilings and large windows. EPC E.

This immaculate house presents the incoming tenant with a wonderful family home with flexible accommodation, particularly focused on entertainment, in excellent decorative order throughout, including wood flooring and high quality fixtures and fittings.

The accommodation comprises; large entrance foyer, dining room, eat-in kitchen, wine cellar, utility room, principal first floor reception room, master bedroom suite with dressing room and bathroom, three further double bedrooms, two further bathrooms and guest cloakroom.

The property is located 0.3 miles from Bond Street underground (Elizabeth Line, Central Line, Jubilee Line), 0.7 miles from Green Park underground (Victoria, Piccadilly and Jubilee line) and 0.2 miles from Hyde Park.





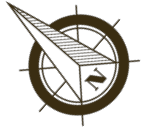


- Immaculate 4 bedroom Georgian house
- Central Mayfair location
- Over 3,000 Sq. ft (280 Sq. m) of internal accommodation
- Excellent entertaining space
- Exceptional first floor drawing room
- Master suite with dressing room and bathroom
- Situated just off the NW corner of Grosvenor Square
- Adjacent to The Chancery Rosewood





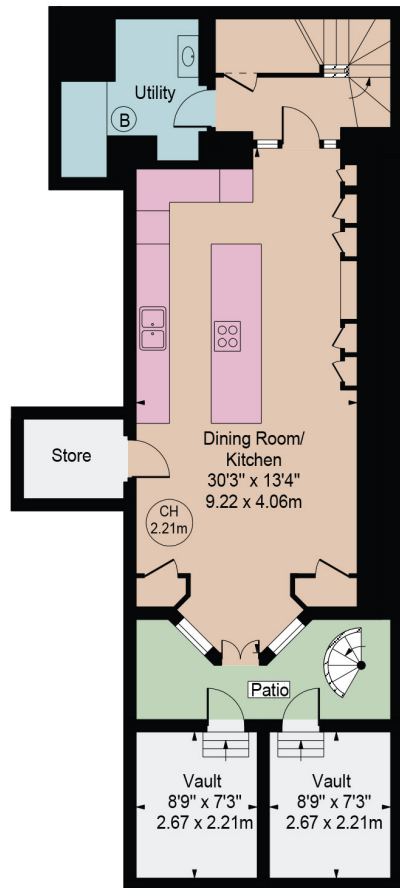




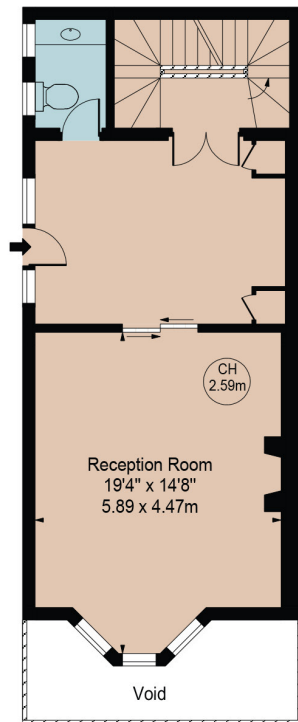
APPROXIMATE GROSS INTERNAL AREA

Approx. Total Internal Area 2,985 Sq Ft / 277.31 Sq M

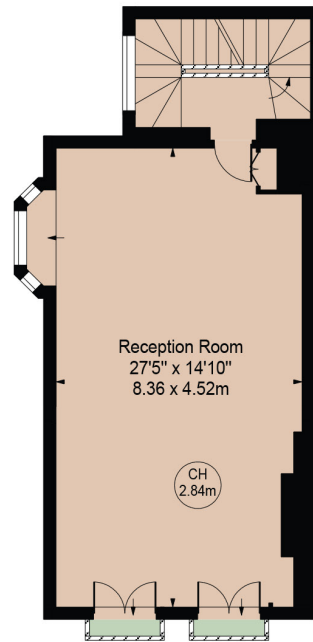
Approx. Gross Internal Area of Vault 133 Sq Ft / 12.36 Sq M



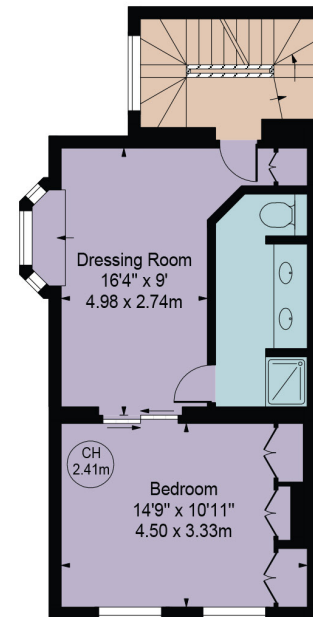
Lower Ground Floor



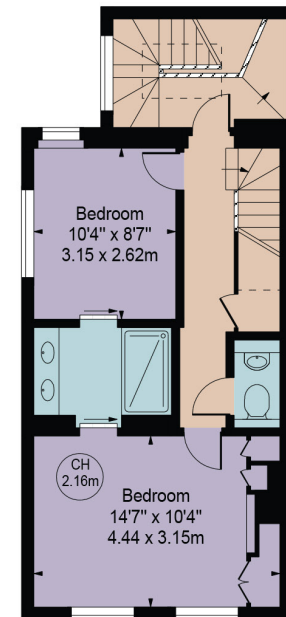
Ground Floor



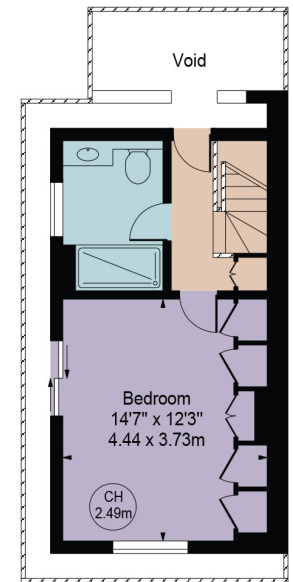
First Floor



Second Floor



Third Floor



Fourth Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

TERMS

Asking Price: £3,460 Per Week (£14,994 PCM)

Local Authority: Westminster

Council Tax Band: H

Unfurnished

EPC: E

All potential tenants should be advised that administration fees may be applicable when renting a property.
Please contact us for more details of these charges.



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