



**EATON HOUSE, 39-40 UPPER GROSVENOR STREET, W1K**  
**£3,750,000**

**Carter Jonas**

# EATON HOUSE, 39-40 UPPER GROSVENOR STREET, W1K

An Ivar design 'turnkey' apartment in one of Mayfair's finest buildings. Currently rented at £3000PW representing a 4.2% Yield. 24 hour concierge and lift access located next to the ever improving Grosvenor Square.

Located between Grosvenor Square and Hyde Park on Upper Grosvenor Street, Eaton House was built in 1936 with an impressive stone facade and benefits from a 24 hour concierge and lift. The apartment would make an ideal Mayfair home, investment or pied-a-terre.

Situated on the second floor, the apartment comprises entrance hall, reception room, master bedroom, second bedroom, office/3rd bedroom, en-suite shower room, family bathroom, separate kitchen and a utility room. The principal bedrooms are also air-conditioned.

The flat has undergone a full bespoke redesign and refurbishment by Ivar London and is offered in a 'turnkey' condition.

Leasehold interest of approximately 116 years.

It is also worth noting the area uplift that will result from the US embassy conversion to the Rosewood Hotel. Rosewood Grosvenor Square will not only be Mayfair's finest hotel - but most likely also London's finest - and will offer 5 different restaurants and a spa on your doorstep.

## AMENITIES

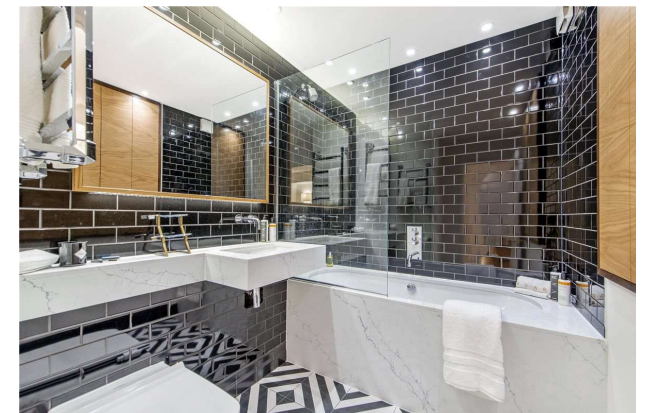
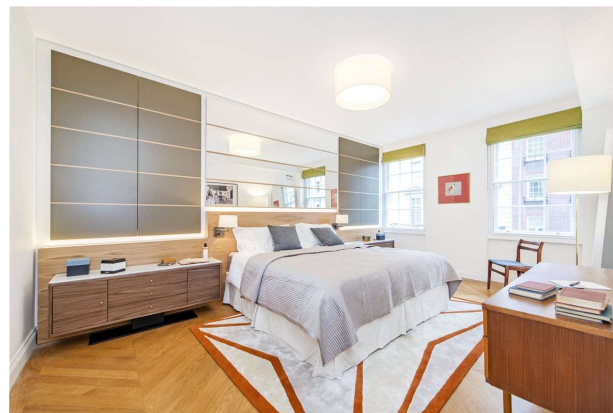
- Reception Room
- 3 Bedrooms
- 2 Bathrooms
- Upper Floor with Lift
- 24 hour concierge
- Nearby to Hyde Park and Grosvenor Square
- Air-conditioned

**TENURE** Leasehold 116 years approximately

**LOCAL AUTHORITY** Westminster

**EPC BAND** C

**AN IVAR DESIGN 'TURNKEY' APARTMENT IN ONE OF MAYFAIR'S FINEST BUILDINGS. CURRENTLY RENTED AT £3000PW REPRESENTING A 4.2% YIELD. 24 HOUR CONCIERGE AND LIFT ACCESS LOCATED NEXT TO THE EVER IMPROVING**

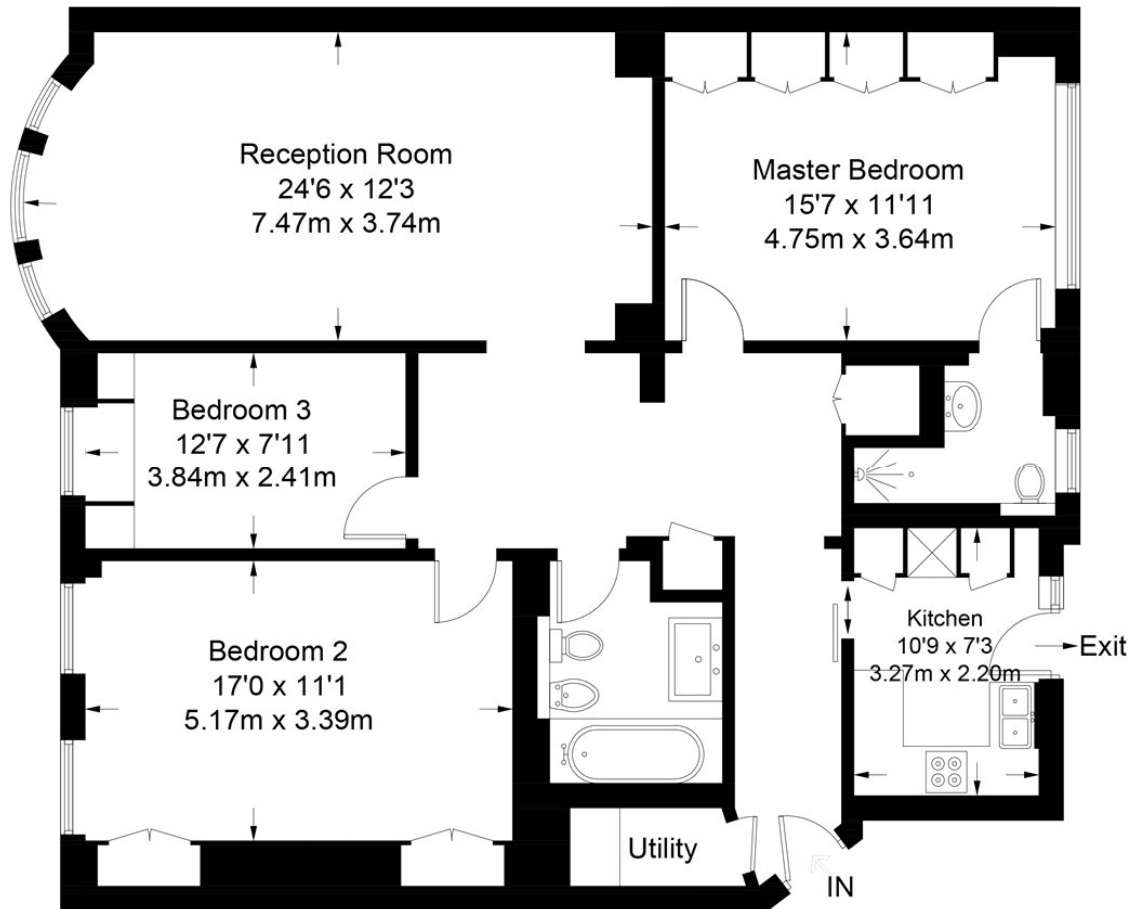






# Eaton House

Approximate Gross Internal Area = 1302 sq ft / 121.0 sq m



## Second Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact.  
All measurements and areas are approximate only and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	84
(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		
England, Scotland & Wales		EU Directive 2002/91/EC

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