



**BEAUCHAMP  
ESTATES**

# Grosvenor Square

MAYFAIR





## Triplex townhouse apartment in Twenty Grosvenor Square, Mayfair

 3  3

### Exterior

Set within Twenty Grosvenor Square, the property benefits from a terrace accessed from bedroom accommodation and a private aspect over Grosvenor Square through four principal windows. The building provides secure access, valet parking and integrated garage facilities, with a managed environment overseen by Four Seasons, ensuring controlled entry and resident privacy.

### Highlights

- Managed by Four Seasons with hotel-style services
- Triplex townhouse inspired by Ian Fleming concept
- Direct outlook over Grosvenor Square





## Interiors

Arranged over three floors, the apartment is designed as a triplex townhouse with a private lift connecting each level. Ceiling heights reach approximately 3.7 metres in the main reception space, which is oriented towards Grosvenor Square and adjoins a fully fitted kitchen. The design draws on a tailored concept, with bespoke detailing throughout. An entertainment room is positioned alongside the internal garage with a viewing aspect into the space, creating a non-standard feature within the layout.



## Features

- 24/7 Concierge
- Air Conditioning
- Crestron Home Automation
- Garage
- Lift

## Location

Grosvenor Square sits in the centre of Mayfair, within close reach of Mount Street, Bond Street and Oxford Street, offering a mix of retail, dining and private members' clubs. Hyde Park is a short walk to the west. Transport connections include Bond Street Underground station (Central, Jubilee and Elizabeth lines), Marble Arch (Central line) and Green Park (Jubilee, Piccadilly and Victoria lines), providing access across London and to Heathrow via the Elizabeth line.



# Terms

Price: £25,000 per week

Tenure: Leasehold

Local Authority: City of Westminster

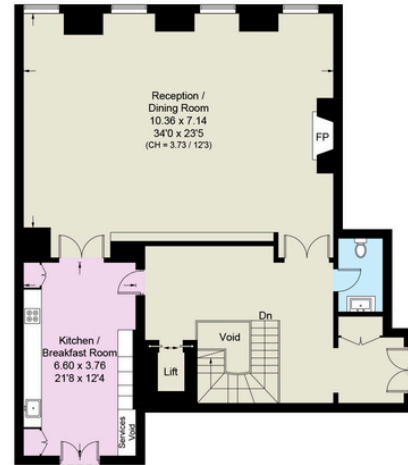
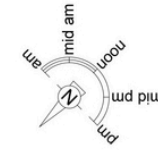
Council Tax: H

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs			
A (82+)		Very environmentally friendly - lower CO <sub>2</sub> emissions	
B (61-81)		A (82+)	
C (49-60)		B (61-81)	
D (35-48)		C (49-60)	
E (29-34)		D (35-48)	
F (21-28)		E (29-34)	
G (1-20)		F (21-28)	
Not energy efficient - higher running costs			
England, Scotland & Wales		England, Scotland & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

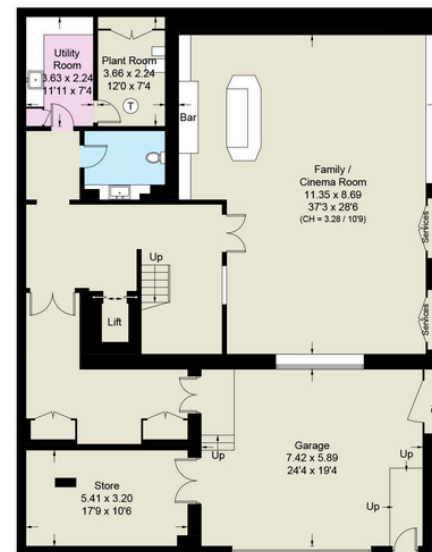
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## Grosvenor Square, W1K

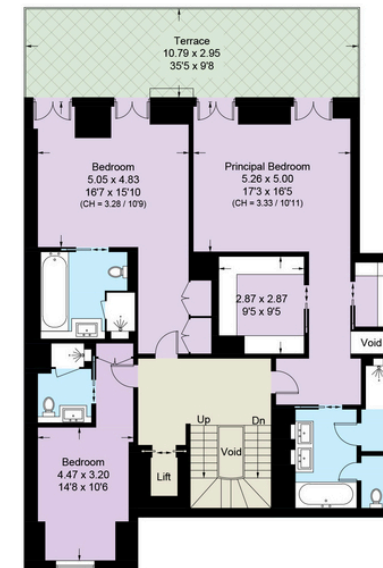
Approximate Area = 5750 sq ft / 534.2 sq m  
Including Limited Use Area ( 16 sq ft / 1.5 sq m)  
(Including One Lift / Excluding Voids)



Ground Floor



Lower Ground Floor 2



Lower Ground Floor 1

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. (ID1026742)



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