



**BEAUCHAMP
ESTATES**

Grosvenor Square

MAYFAIR





An impeccable triplex in Grosvenor Square inspired by Ian Fleming's famous spy.



Exterior

Twenty Grosvenor Square offers exceptional hotel services and private residence, managed by Four Seasons, ensuring impeccable management services. Masterfully designed by Finchatton with Squire & Partners, this landmark development features 0.07, a triplex townhouse inspired by Ian Fleming's famous spy. The amenities at Twenty Grosvenor Square are unparalleled, including a 25-metre pool with an adjacent vitality pool and spa, state-of-the-art gymnasium, cinema

Highlights

- Private terrace
- Residents 25m pool & spa
- Residents gym





Interiors

Completed in 2021, the 5,750 sq ft, three bedroom property spans three floors with a private lift. It boasts 3.7 meter ceilings and four Grosvenor Square facing windows, creating a stunning reception room with an adjoining fully equipped kitchen. The home includes three en suite bedrooms, two opening onto a terrace, and an entertainment room with a view into the internal private double garage.



Features

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

Location

The property is set within prime Mayfair with easy access to the West End's premier boutiques, bars, private members' clubs, art galleries, and restaurants such as Scott's, George, and Annabel's. The Connaught Hotel and Berkeley Square, with the expansive, open spaces of Hyde Park, Green Park, St. James's Park, and Mount Street Gardens are all within a short walking distance.



Terms

Price: £22,500,000

Tenure: Leasehold, 920 years remaining

Ground Rent:

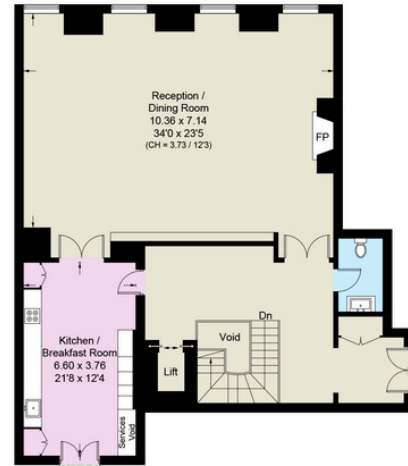
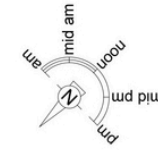
Service Charge: £175,000.00

Local Authority: City of Westminster

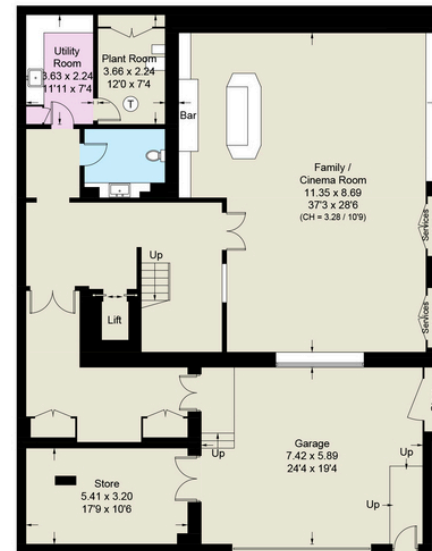
Council Tax: H

Grosvenor Square, W1K

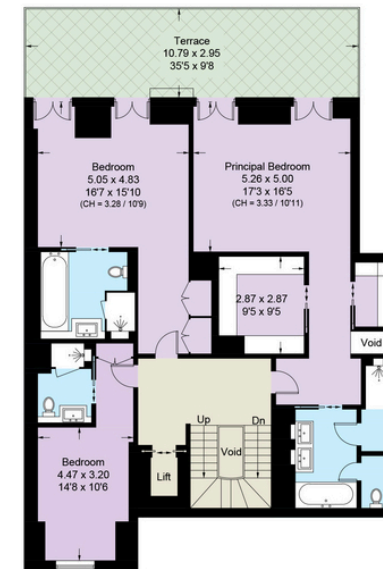
Approximate Area = 5750 sq ft / 534.2 sq m
Including Limited Use Area (16 sq ft / 1.5 sq m)
(Including One Lift / Excluding Voids)



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)

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>Very environmentally friendly - lower CO₂ emissions</p>			
<p>(92+) A</p>		<p>(92+) A</p>	
<p>(81-91) B</p>		<p>(81-91) B</p>	
<p>(69-80) C</p>		<p>(69-80) C</p>	
<p>(55-68) D</p>		<p>(55-68) D</p>	
<p>(39-54) E</p>		<p>(39-54) E</p>	
<p>(21-38) F</p>		<p>(21-38) F</p>	
<p>(1-20) G</p>		<p>(1-20) G</p>	
<p>Not energy efficient - higher running costs</p>		<p>Not environmentally friendly - higher CO₂ emissions</p>	
84	84	86	86
<p>England, Scotland & Wales</p>		<p>England, Scotland & Wales</p>	

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