



Flat 3, 17 Upper Grosvenor Street, London W1K 7PN

This spectacular duplex apartment, spanning 3,356 sq. ft., is a rare jewel located on the prestigious Upper Grosvenor Street in the heart of Mayfair. Expertly furnished to the highest standards, this residence offers a harmonious blend of modern design and timeless elegance across two expansive floors and three-bedroom suites. This unique apartment enjoys the convenience of direct lift access to the grand entertaining floor, which includes a magnificent formal reception room leading to a large private terrace, formal dining room and a separate, fully equipped kitchen with a secondary dining area, and a guest WC. The entertainment space flows seamlessly, all connected by an iconic glass staircase, custom-designed by the world-renowned architect and designer Eva Jirny. This statement piece is accompanied by exquisite leather busts from acclaimed designers Whitaker & Malem, further elevating the apartment's bespoke character, as well as an impressive collection of photographic art, featuring celebrated works by Peter Lindbergh, Jean-Loup Sieff, and Bruce Davidson, which adds a gallery-like ambiance throughout the home. The reception room serves as the heart of the residence, complete with silk and velvet upholstered sofas, plush fur accents, and a wet bar finished with antique mirrors and granite details. Floor-to-ceiling glass doors open onto the terrace, which is designed with black granite seating and bar areas, offering panoramic views over the neighbourhood. The formal dining room is equally impressive, with black lacquer and leather furniture, and antique mirror details. On the bedroom floor an expansive Master suite is bathed in natural light benefiting from French doors that open to the apartment's second private terrace. The Master suite includes an extensive walk-in wardrobe, and a lavish en-suite bathroom, finished in antique brown marble, and includes a separate steam room. The second guest suite is equally sophisticated, draped in silk curtains and offering a luxurious en-suite shower room. A third guest suite, currently configured as a private gymnasium, showcases leather flooring, silk window treatments, and its own en-suite bathroom. Throughout the property, state-of-the-art technology has been integrated, including Lutron lighting, audio and video distribution throughout, alarm system, and CCTV. The Property also includes central air conditioning, and underfloor heating throughout. The beautiful stone clad building benefits from a live-in caretaker. Situated on Upper Grosvenor Street, one of London's most sought-after addresses, this extraordinary residence is steps away from Hyde Park, and the finest restaurants, members clubs and boutiques Mayfair has to offer.

3 Bedrooms : Bathroom : En Suite Bathroom : En Suite Shower Room : Guest WC : Reception Room : Dining Room : Kitchen : Plant Room : 2 Terraces : Lift : CCTV : Air Conditioning : Caretaker : EPC Rating TBC

£10,250,000 Subject To Contract

Leasehold

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Terms and Conditions

Price

£10,250,000 Subject To Contract

Tenure

Leasehold

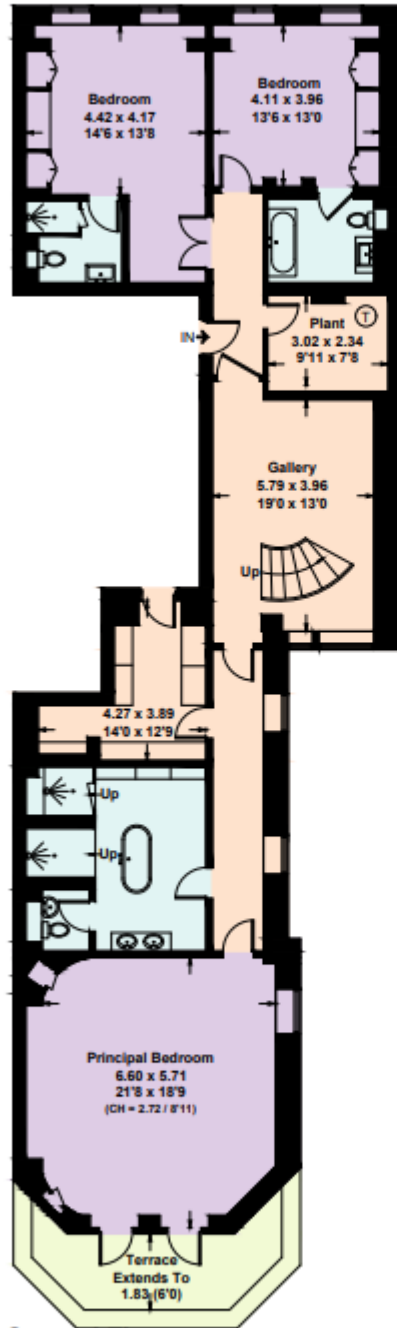
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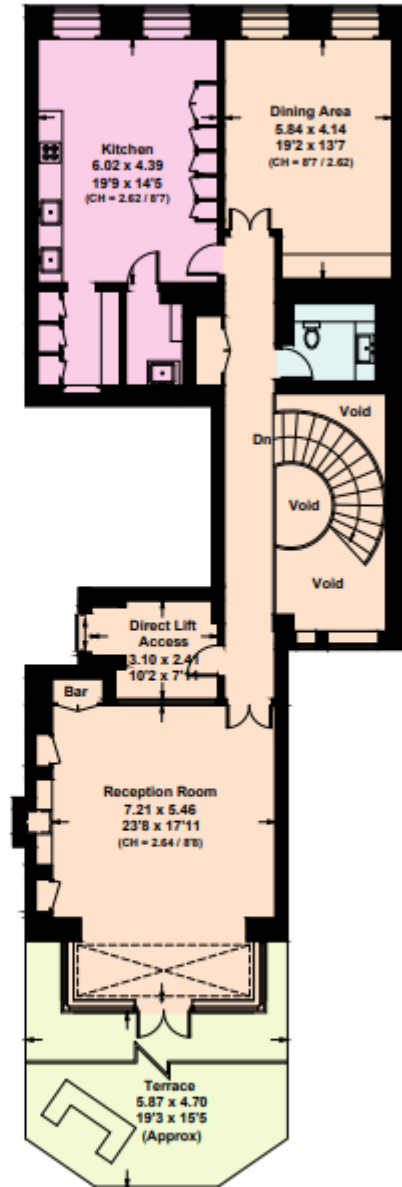
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Upper Grosvenor Street, W1K

Approximate Floor Area = 311.8 sq m / 3356 sq ft
Including Limited Use Area (4.7 sq m / 50 sq ft) & Excluding Voids



Second Floor



Third Floor

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. (ID905780)