



## Fabulous two bedroom apartment with far reaching views across West London and 24hour concierge

**Grosvenor Hill Court, 15 Bourdon Street, London, W1K**

Guide price £3,250,000

Leasehold (approximately 81 years remaining)



Open-plan reception/kitchen/dining room • Principal bedroom with en suite bathroom • Further bedroom with en suite shower room • Guest cloakroom • Sixth floor • Far reaching views across West London • 24hr concierge • Service charge approximately £14,000 pa • Ground rent = peppercorn • EPC = D

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#### Local Information

Bourdon Street is well located for the shops, bars and eateries of Bond Street, Oxford Street and Berkeley Square.

The Royal parks of Hyde Park (0.7 mile) and Green Park (0.5 mile) are nearby.

The closest underground stations are Green park (0.4 mile) and Oxford Circus (0.4 mile). Crossrail will be available at Bond Street station (0.4 mile).

Please note all distances are approximate.

#### About this property

This stunning two bedroom, two bathroom apartment is situated on the sixth floor and boasts superb proportions. The spacious and open-plan reception/kitchen/dining room features two bay windows providing a wealth of natural light, and offers perfect entertaining space. The principal bedroom suite includes ample built-in storage and a beautiful en suite bathroom. There is a further double bedroom with en suite shower room and a guest cloakroom. The apartment further benefits from a home automation system and 24 hour concierge.

#### Tenure

Leasehold (approximately 81 years remaining)

#### Energy Performance

EPC Rating = D

#### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Mayfair & St James's Office.

Telephone: +44 (0) 20 7578 5100.

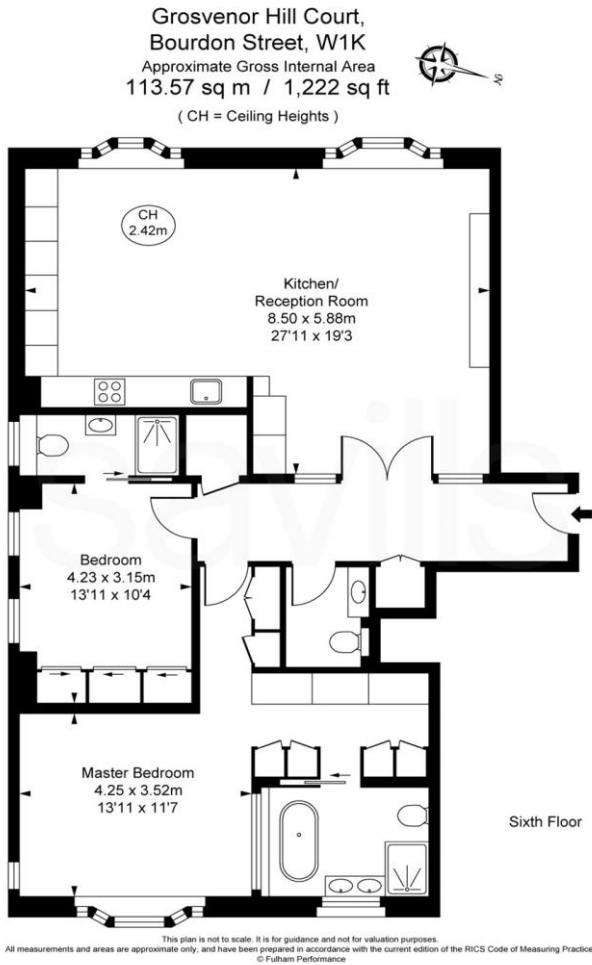







Grosvenor Hill Court, 15 Bourdon Street, London, W1K  
Gross Internal Area 1222 sq ft, 113.5 m<sup>2</sup>

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	68
(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 	

\*Please note property photographs were taken in 2019.

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