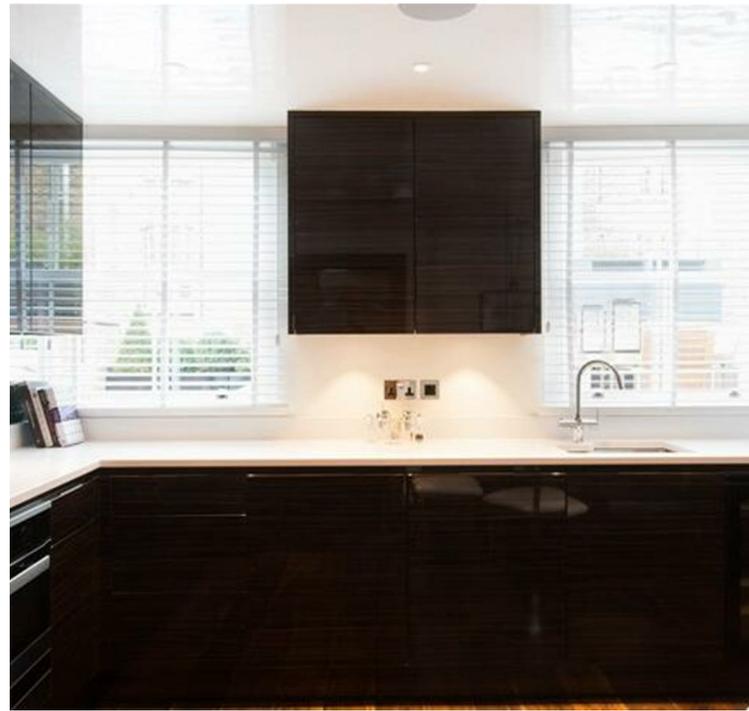


A high-end living room featuring a large, cream-colored sofa with several gold and white patterned cushions. A large, circular, multi-tiered chandelier hangs from the ceiling. In the background, there is a desk with a chair, a lamp, and a framed abstract artwork. The room has large windows with patterned valances and light-colored curtains. A glass coffee table is in the foreground, and a doorway leads to another room.

STURGES
LONDON

9 Grosvenor Hill, Mayfair, London

£18,200 Per calendar month



- A stunning split level 2 Bedroom 2 Bathroom apartment set in the heart of Mayfair
- Features include CCTV, Digital TV, Video Entry, Crestron home control system, iPad controlled media & audio systems
- Beautifully designed to the highest specification
- Stunning eat in kitchen with high end appliances
- Aqua TV has been installed in the Master En-suite
- Spectacular private decked roof terrace perfect for entertaining
- Close by to exclusive amenities including world class shops, bars and restaurants
- Excellent transport links including Bond Street and Green Park Underground Stations



STURGES
LONDON



9 Grosvenor Hill, London

CCTV, Digital TV, Available furnished or unfurnished, Video Entry
A magnificent split level duplex apartment which has been individually designed with the highest specification allowing for space and style

Located in this small private block set within the heart of exclusive Mayfair neighbouring the famous Berkeley Square.

The apartment comprises two interconnecting reception rooms with ample dining space, a stunning eat in kitchen, guest cloakroom, two double bedrooms with en-suite bathrooms.

Alongside the bespoke fixtures and fittings is a state of the art Crestron home control system offering access to lighting, security, underfloor heating, comfort cooling and media / audio visual systems controlled via an I-Pad. The apartment has been fitted with LED televisions and an Aqua Television in the master en-suite; there are also ceiling speakers in all primary rooms allowing for music to be played from the Crestron 'home' i-Pod dock, tailored to suit your requirements and mood.

The apartment benefits from a spectacular private decked roof terrace to the rear of the property allowing for a perfect space for private entertaining.

Close by to all the exclusive amenities, including world-class shops, bars and restaurants. Hyde Park is within a short stroll. Nearby Underground stations include Bond Street and Green Park.

This fabulous apartment makes a fantastic central London base.

Local Authority:

Council Tax Band: H

Lease: Add text here

Service Charges: Add text here

Ground Rent: Add text here

STURGES
LONDON



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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	74	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

For more information, please contact:

(Tel) 020 3393 2002

(Email) hello@sturgeslondon.co.uk

668 Fulham Road, Parsons Green, London, SW6 5RX

sturgeslondon.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.