



Upper Brook Street, Mayfair W1K



**A beautifully presented 4 bedroom Georgian townhouse situated on this highly desirable street in the very heart of Mayfair within walking distance of Selfridges, Green Park and Hyde Park. This rare double aspect house has 3 separate reception areas as well as a wealth of period features, high ceilings and large windows. Energy rating E.**

This immaculate house presents the incoming tenant with a wonderful family home with flexible accommodation, particularly focused on entertainment, in excellent decorative order throughout, including wood floor and high quality fixtures and fittings.

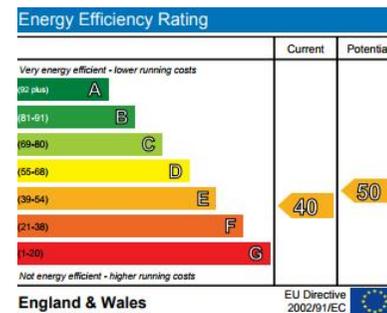
The accommodation comprises; large entrance foyer, eat-in kitchen, wine cellar, utility room, principal first floor reception room, secondary ground floor reception room, master bedroom suite with dressing room and bathroom, three further double bedrooms, two further bathrooms, guest cloakroom and roof terrace. The property is located 0.7 miles from Green Park underground (Victoria, Piccadilly and Jubilee lines).

**TERMS**

Guide Price: £2,500 per week (£10,833.33 pcm)\*

Local Authority: London Borough of Kensington & Chelsea

*\*Fees may be applicable to potential tenants. Please ask us for more details.*



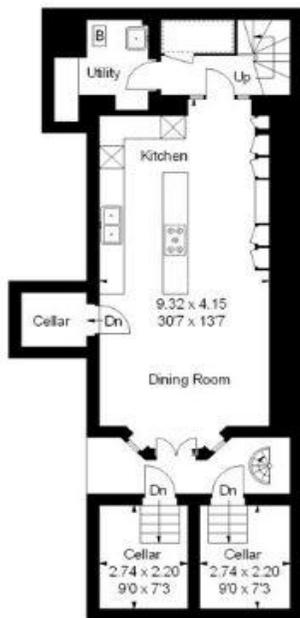
**MASKELLS**   
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## Upper Brook Street, Mayfair, W1K

Approximate Gross Internal Area  
 265 sq m / 2852 sq ft (Excluding Cellar)  
 Cellar = 15 sq m / 161 sq ft  
 Total = 280 sq m / 3013 sq ft



= Reduced headroom below 1.5 m / 5'0"



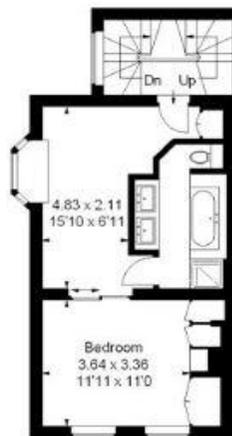
Lower Ground Floor



Ground Floor



First Floor



Second Floor



Third Floor



Fourth

FLOORPLANZ © 2014 0845 6344080 Ref 122139

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

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