



**London, W1K**

**£1,100 pw**



**1 Bedroom**



**2 Bathrooms**

Grosvenor Hill is a small private block offering luxurious one and two bedroom apartments 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 ensuite 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.

Director: S. Khalil

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# Fees & Charges:

According to current legislation and based on information from the government website starting from the 1st June 2019 the only payments that landlords or letting agents can charge to tenants in relation to new contracts are:

- Rent
- a refundable tenancy deposit capped at no more than 5 weeks rent where the total annual rent is less than £50,000, or 6 weeks rent where the total annual rent is £50,000 or above
- a refundable holding deposit (to reserve a property) capped at no more than 1 week's rent
- payments associated with early termination of the tenancy, when requested by the tenant
- payments capped at £50 (or reasonably incurred costs, if higher) for the variation, assignment or novation of the tenancy
- payments in respect of utilities, communication services, TV license and council Tax
- a default fee for the late payment of rent and replacement of a lost key / security device giving access to the housing, where required under a tenancy agreement

## Disclaimer

Whilst every effort has been made to ensure that the property details is correct, we cannot accept any liability for any errors/omissions and we firmly advise you to double check all detail and photos supplied on your own risk. Photographs show only certain parts of the property as they appeared at the time were taken. Please contact us for further information regarding Approved Cline Money Protection (CMP) scheme or the property ombudsman which we are a member of.