



42 UPPER BROOK STREET,  
LONDON, W1K  
£11,700 Per Month

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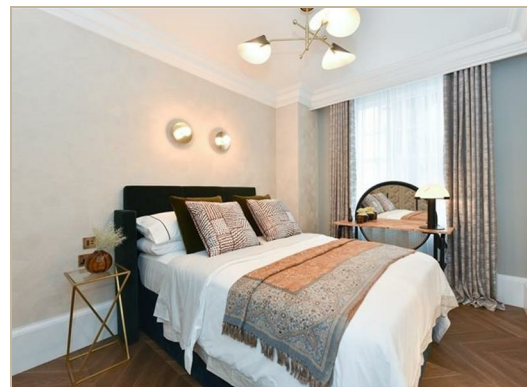
**NAPIER WATT**  
PROPERTY CONSULTANTS

## Description

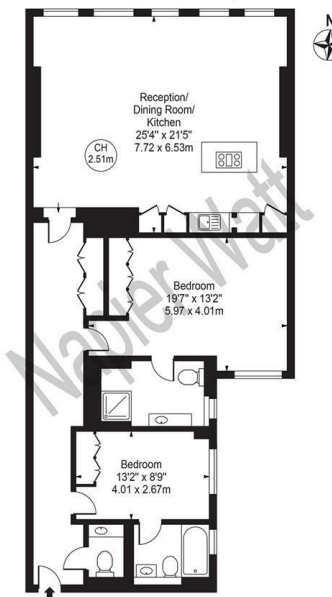
Napier Watt are delighted to be offering this incredible property for rent. The property itself has two bedrooms both with en-suite bathrooms and a further guest cloakroom spread across 1257 sqft (116 sqm). A large living space with open plan kitchen, the property is furnished to the highest standards. It is currently available for first time occupation as has recently been refurbished and designed by award winning

interior designers.

Located in a ported building on Upper Brook Street moments walk from Selfridges, Grosvenor Square, Bond Street, and Mount Street with all the amazing amenities that Mayfair and Marylebone have to offer. You are also a short stroll away from Hyde Park.



Upper Brook Street  
Approx. Gross Internal Area 1257 Sq Ft - 116.78 Sq M



Fourth Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

## TERMS

Fees & Charges: Tenancies exceeding £100,000 Per annum £480 inc VAT, Tenancies where a company is a tenant £480 inc VAT.

**For Clarification** we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed to be removable by the vendor unless specifically itemised within these sales particulars.

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