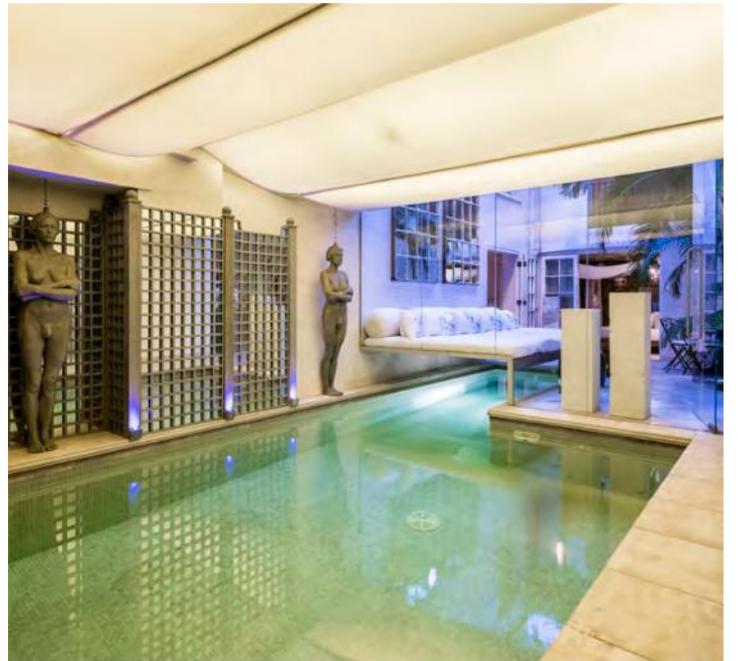

MAYFAIR, LONDON

An Archetypal London mansion, this exceptional grade 2 listed house sits in the heart of Mayfair, just moments from both Park Lane and Grosvenor Square.





The elegant stone-dressed, red-brick, five-storey home is arguably the best house on a prestigious street with a double-fronted Edwardian facade and Arts & Crafts style detailing.

The home boasts a prominent Portland Stone doorway and French-inspired fine iron railings giving it a sense of grandeur upon arrival. Covering 8,000 sq ft, the sensitive modernisation of the six-bedroom townhouse included the creation of a wellness suite on the lower ground floor, complete with swimming pool, bar, sauna and relaxation zone, around a central light-filled glazed courtyard.

This unique property offers a rare amount of outside space. At the top of the house is an undemised roof terrace with rooftop views stretching into the distance, a constant reminder of its beautiful and architecturally significant surroundings. The second floor master bedroom suite leads onto another terrace and even the study opens out onto a balcony.



The stately high-ceilinged entrance hall, with polished diamond limestone flag stones, is large enough to comfortably house a huge stone fireplace. It leads to the study on the left and ahead is the dining room with a secondary staircase and kitchen at the rear. There are two en-suite bedrooms on the second floor and two more off the wellness suite.

The house is extremely well-located for a range of amenities and culture. The luxurious and world-renowned shopping streets of Bond Street and Savile Row are a five minute walk from the property. Even closer is the recently upgraded Grosvenor Square sporting the new Rosewood Hotel. A wide selection of London's finest restaurants, international music venues, leading museums, schools and universities are all within easy proximity making it a phenomenal address.

The greenery of the 350-acre historic Hyde Park is close by and yet Heathrow airport will soon be just 34 minutes away from Bond Street with the arrival of Crossrail.

This rare house has been the home of politicians and celebrities and was designed by two architects: Detmar Blow built the Edwardian mansion in 1902 while the modern day wellness centre was designed by Nicholas Rakic. The high ceilings and abundance of wall space would suit an art collector.





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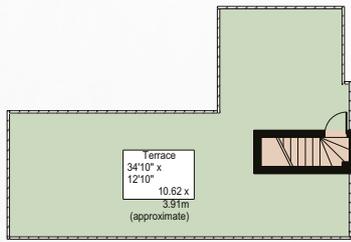
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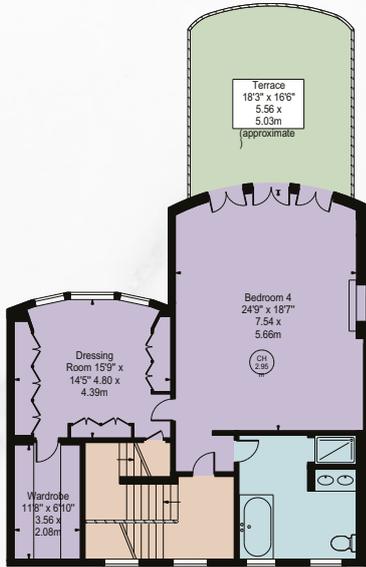
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Third Floor



Second Floor



First Floor



Lower Ground Floor



Ground Floor

APPROX. TOTAL INTERNAL AREA
8513 SQ FT / 790.88 SQ M
 (INCLUDING EAVES STORAGE,
 RESTRICTED HEIGHT AREA &
 CELLAR)

APPROX. GROSS INTERNAL AREA
8340 SQ FT / 774.81 SQ M
 (EXCLUDING EAVES STORAGE,
 RESTRICTED HEIGHT AREA &
 CELLAR)

APPROX. GROSS INTERNAL AREA
OF CELLAR
115 SQ FT / 10.68 SQ M

APPROX. EXTERNAL TOTAL AREA
OF TERRACES
1872 SQ FT / 173.91 SQ M