



A RARE GRADE II LISTED
MAYFAIR MANSION

19 UPPER BROOK STREET

MAYFAIR W1

AN IMPORTANT GRADE II LISTED RESIDENCE OF APPROXIMATELY 15,500 SQ.FT. (1,440 SQ.M.) IN THE HEART
OF LONDON LOCATED OFF PARK LANE BETWEEN GROSVENOR SQUARE AND HYDE PARK.







History of 19 Upper Brook Street W1

The house assumed its present ornate internal appearance in 1903-4, as a result of the ambition of Arthur W. Davis, probably a merchant with South African connections. Davis commissioned a very costly internal reconstruction in the Empire style from the architects W. H. Romaine-Walker and Besant, and the decorators Charles Mellier and Company, who employed French workmen on the job.

Apart from the enclosure of the portico, the works by Romaine-Walker and his associates were all internal and survive substantially, despite partitioning. There is a marble floor to the entrance hall and a curving central staircase of some elegance. The reception rooms are good examples of the French taste of the Edwardian years, particularly the drawing-rooms at first-floor level, which parade with rich gilded ornament.

OCCUPANTS INCLUDE:

3rd Viscount Doneraile, 1742-4.

Rebecca, Lady Abergavenny, wid. Of 16th Baron, 1744-8.

Sir Charles Hotham, 6th bt., 1758-61.

Lady Francis Coningsby, da. Of Earl of Coningsby and wife of

Sir Charles Hanbury-Williams, K.B., 1762-81.

Edward Rose Tunno, M.P., 1824-63.

Brazilian Embassy, 1921-40.

Extract from Survey of London





The House, the garden, the mews, the swimming pool and the private garaging

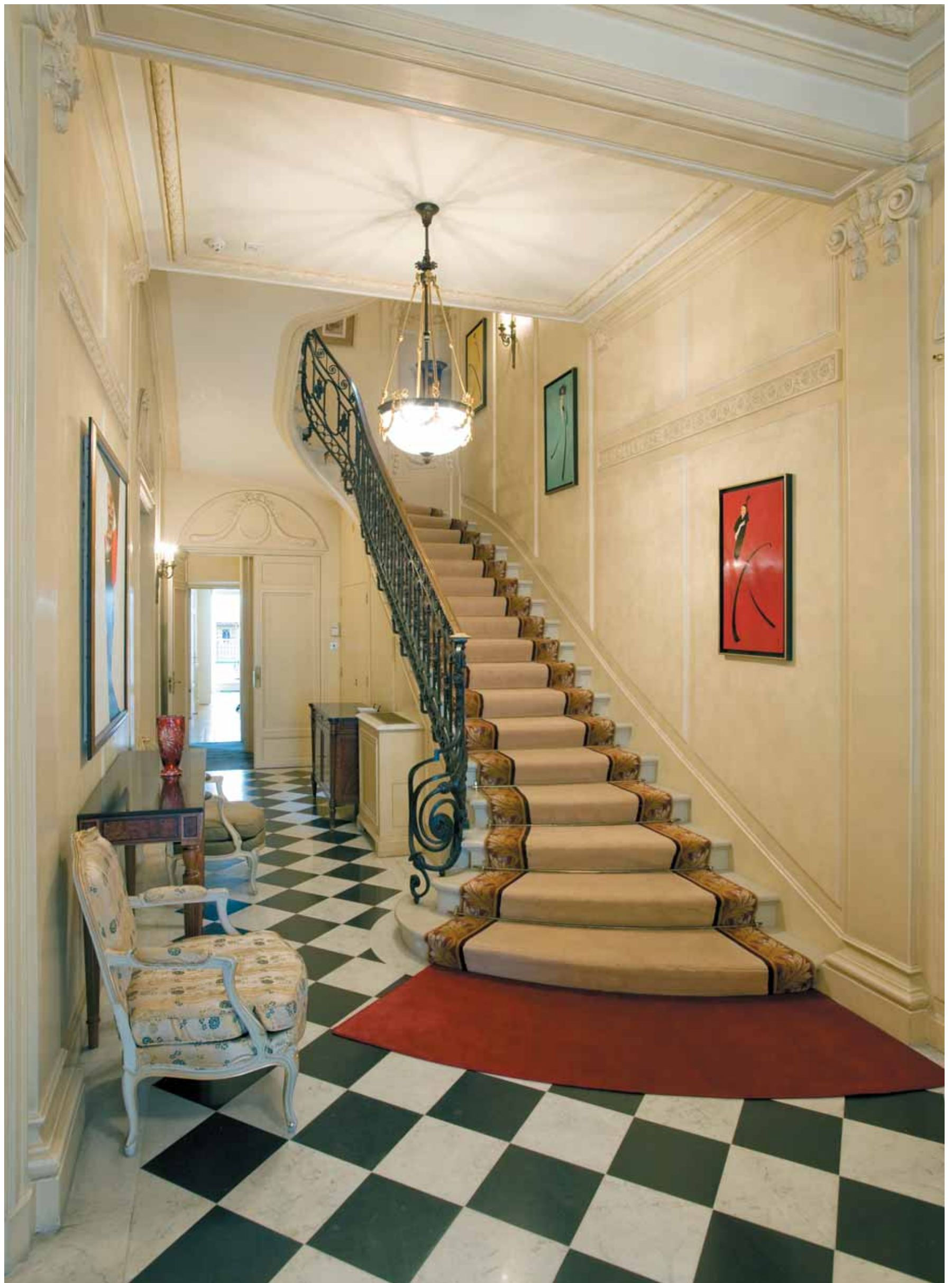
An Important Georgian Residence of approximately 15,500 square feet (1,440 square metres) situated in the heart of Mayfair located off Park Lane between Grosvenor Square and Hyde Park

The house was subject to a major restoration project in the mid 1990's with the main house Grade II listed and the connecting mews house newly built in period style.

Features of this magnificent property include a private 42' (12.8m) terraced garden, a 34' (10.36m) swimming pool and secure garaging for 4-6 cars.

The main house is air conditioned and a lift serves all principal floors.







Empire style Grandeur for Entertaining

An outstanding feature is the elegant curved staircase with cast iron balustrades and brass hand-rail, rising above a diminishing oval well. The custom made stair runners are taken from Louis XIV designs.

An Ante Room on the ground floor leads into the 30'1" (9.16m) Dining Room which leads onto the Private Garden. The impressive L-shaped drawing room measures 53'10" x 28'4" (16.41 x 8.65m) and was created in Empire style by French workmen to display a previous owner's works of art.

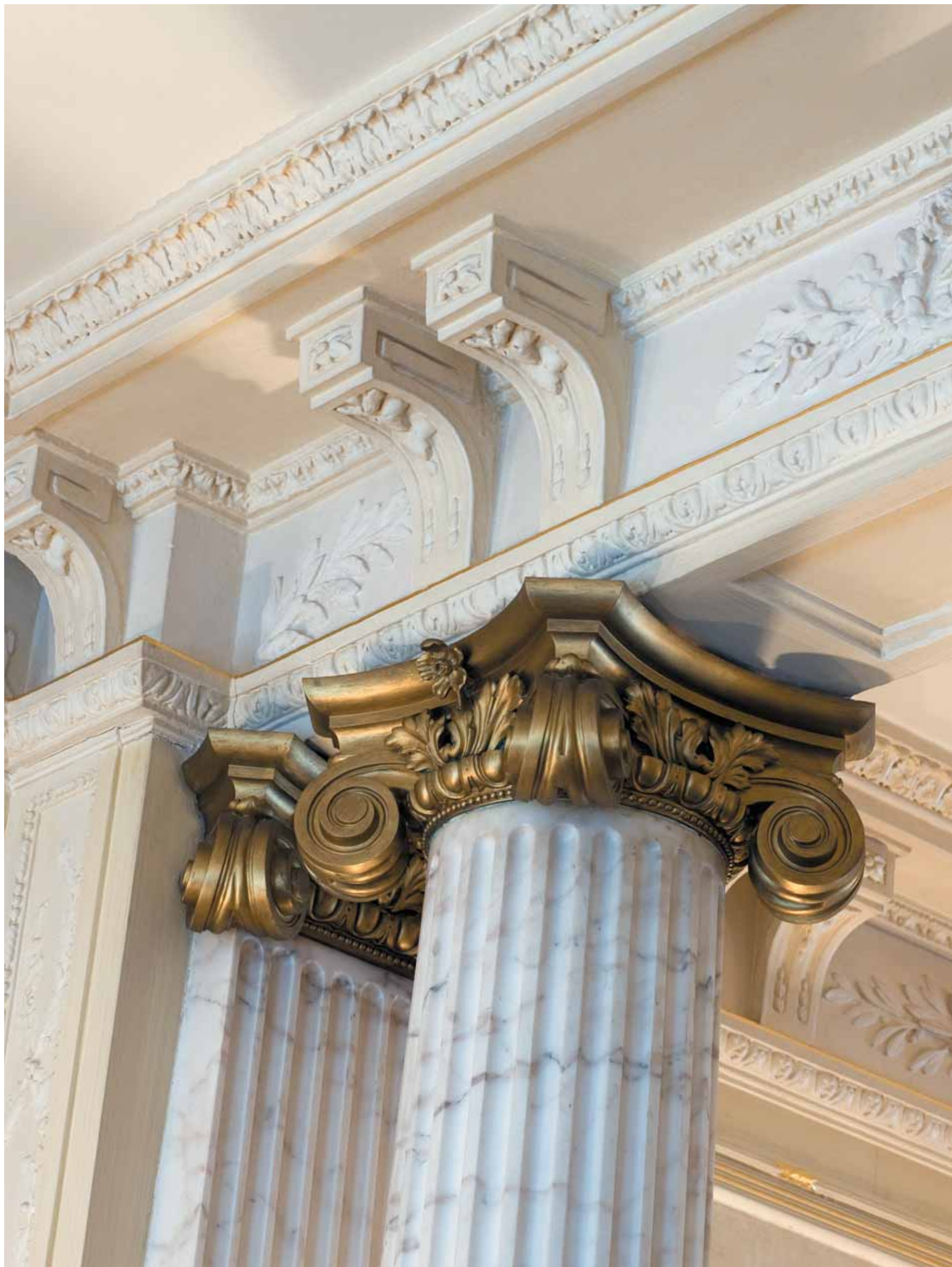
The swimming pool area has a vaulted ceiling with gym and soft seating areas. A corridor leads to the large wine vaults and the connecting Mews House which features three reception rooms and three bedrooms over a 4-6 car garage. Between the Main House and Mews House is the private terraced garden with a light lantern looking down into the swimming pool area.













The Main House

Approached from Upper Brook Street through a portico, the marbled entrance hall opens onto two intercommunicating rooms of ante room and dining room, (totalling 54'3" (16.54m) in length) which open onto the private garden.

The oval staircase that rises through the building leads to the first floor salon, an L-Shaped, marble pillared reception room of 54'33" x 28'5" (maximum), 16.54m x 8.69m, with a servery opening onto an ornamental balcony.

The master bedroom suite occupies the second floor and comprises the bedroom, sitting room, dressing room and two ensuite marble bathrooms.

The third and fourth floors offer five further bedrooms, five bathrooms and dressing rooms.

The swimming pool complex has been created below the garden in a large top-lit vaulted room with shower and gym areas.

The domestic offices comprise a large fully fitted kitchen with separate servery/utility room, two staff bedrooms suites (both with bathrooms), kitchenette, large storage and plant rooms.

There is a guest cloakroom and cloaks cupboard on the ground floor. A secondary staircase serves all floors.

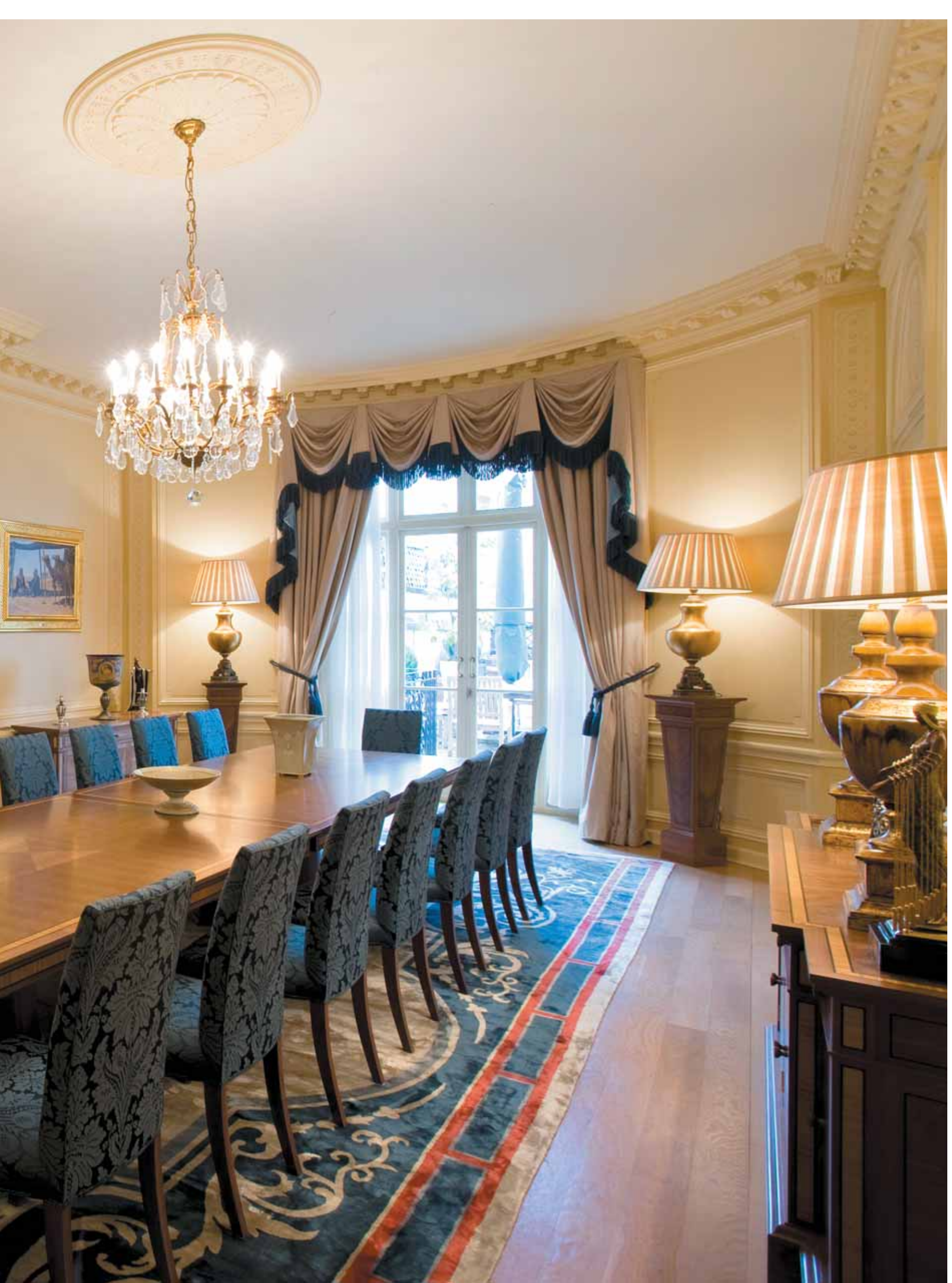
The Mews House

Approached from Woods Mews, this newly built house connects to the main residence and has a four to six car garage on the ground floor with utility room and cloakroom.

The first floor has three intercommunicating reception rooms of drawing room, study and dining room. The kitchen and dining room have access to a private roof terrace.

The second floor comprises master bedroom with ensuite dressing room and bathroom, two further bedrooms and bathroom.













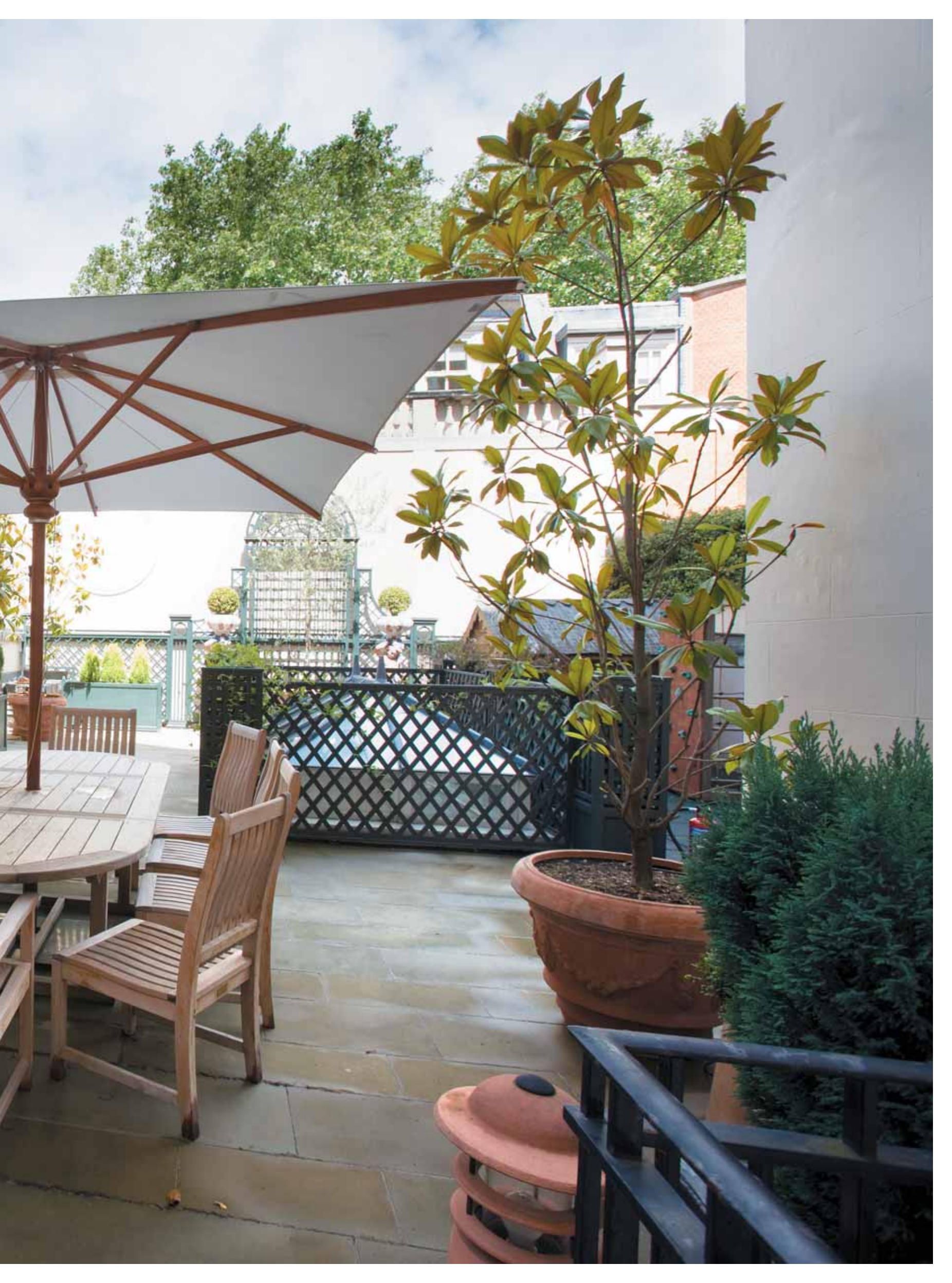


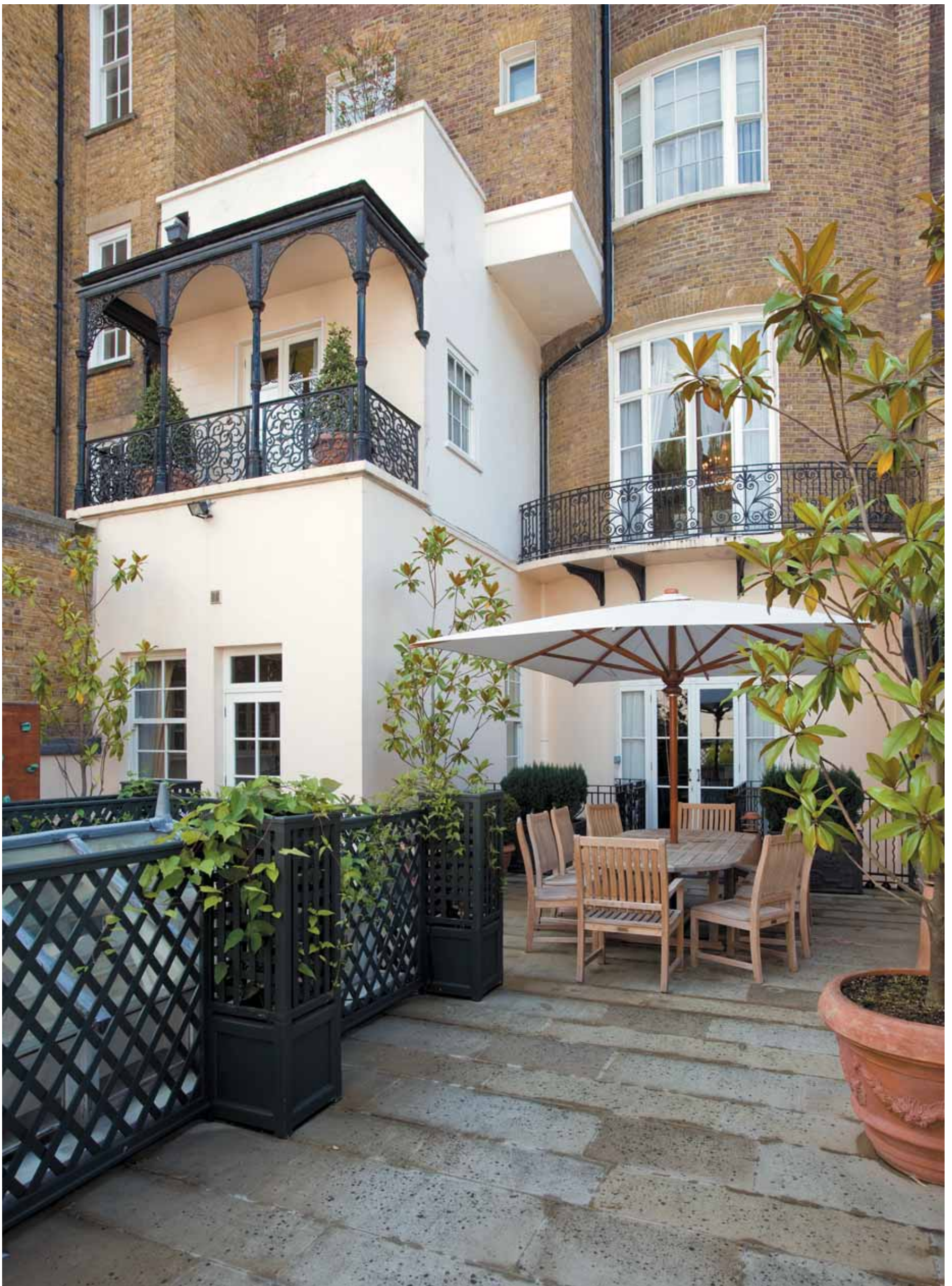


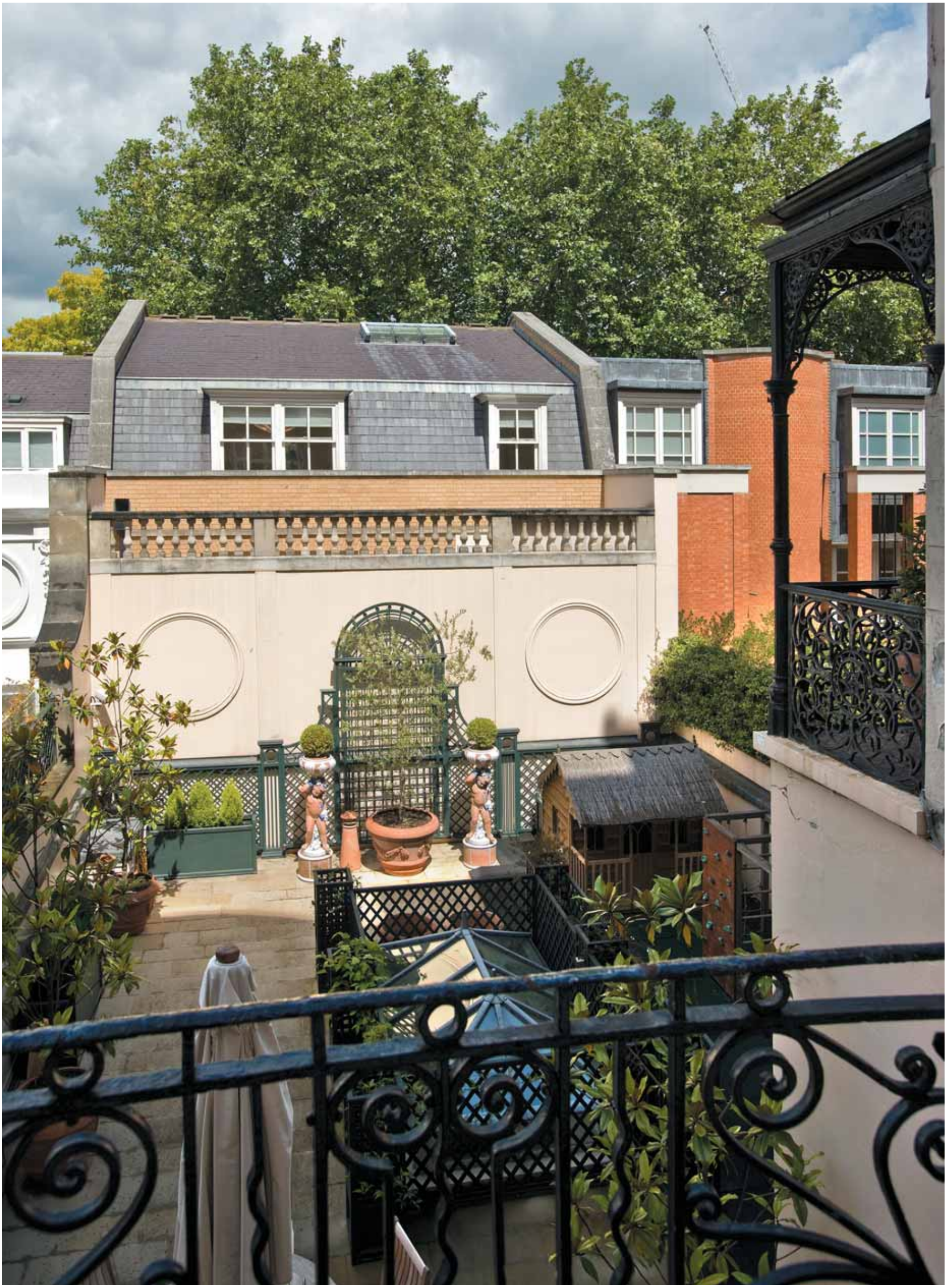


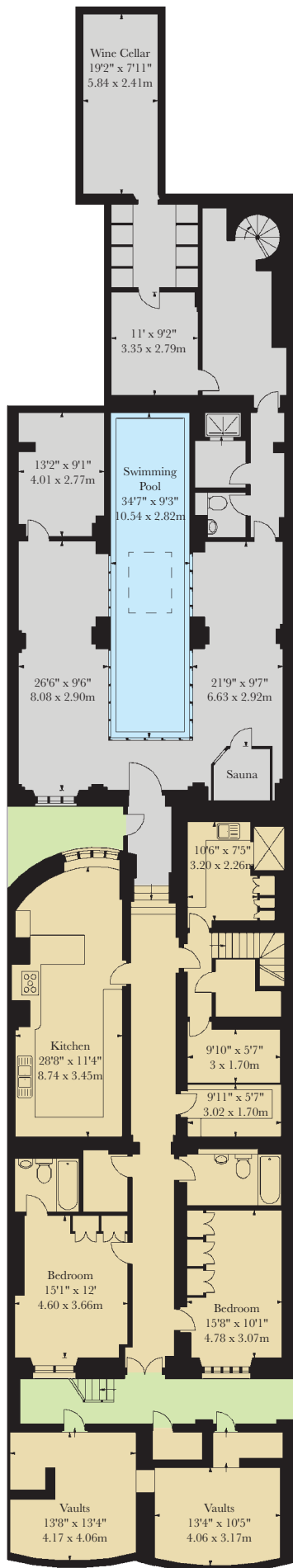




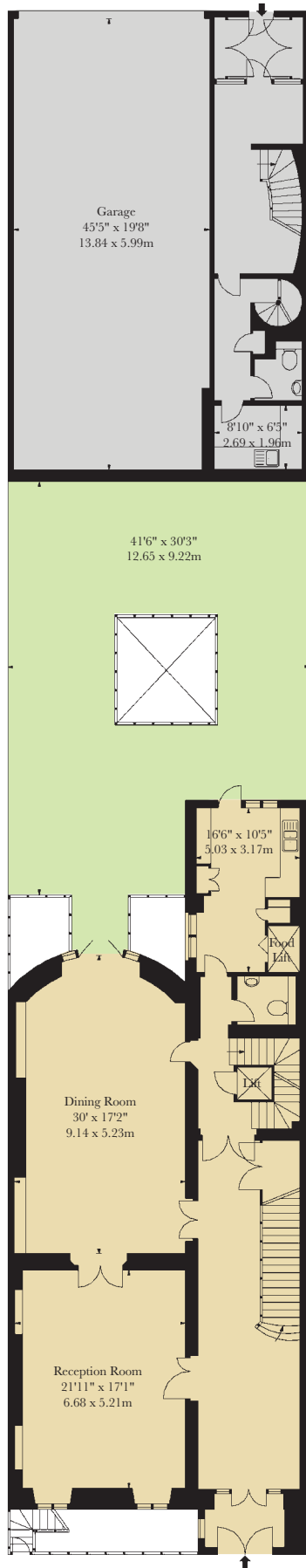




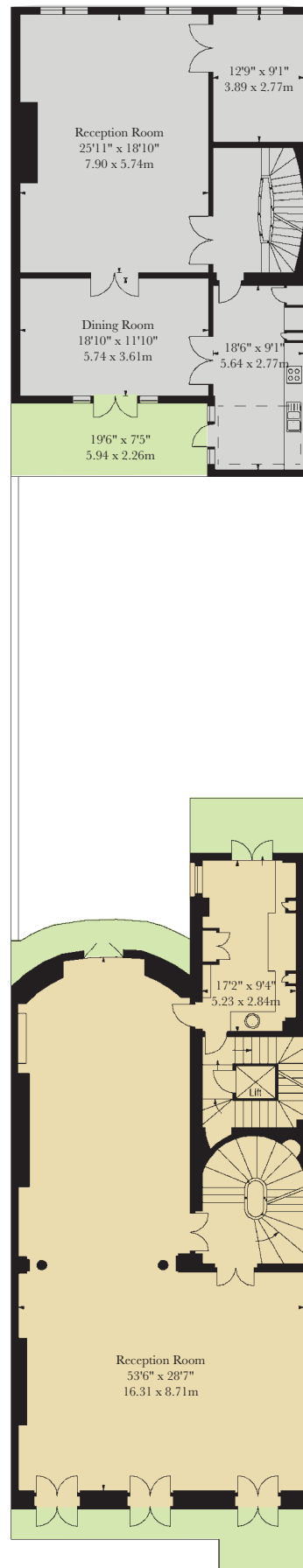




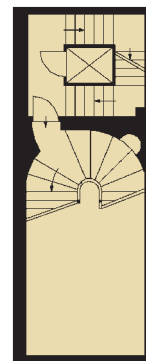
LOWER GROUND FLOOR



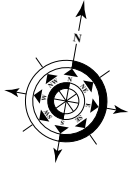
GROUND FLOOR



FIRST FLOOR



FIRST FLOOR HALF LANDING



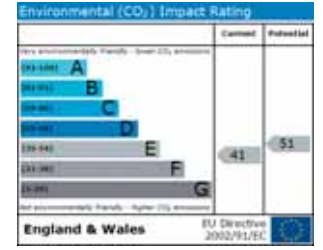
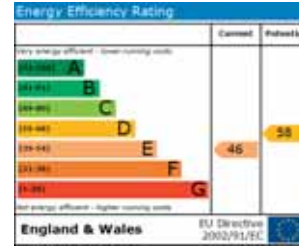
APPROXIMATE GROSS INTERNAL AREA

MAIN HOUSE

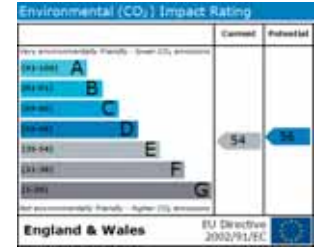
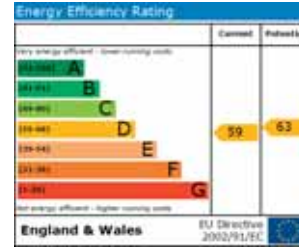
12,047 Square Feet (1,119.2 Square Metres)
(Including Vaults)

MEWS HOUSE

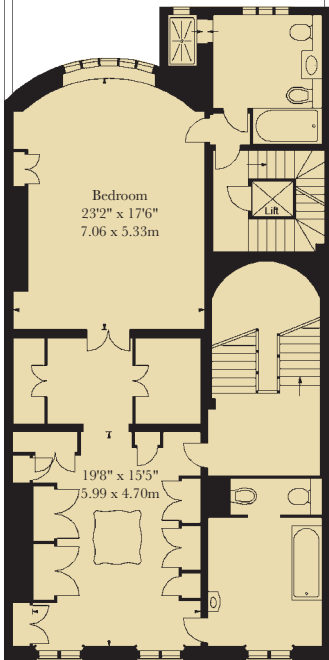
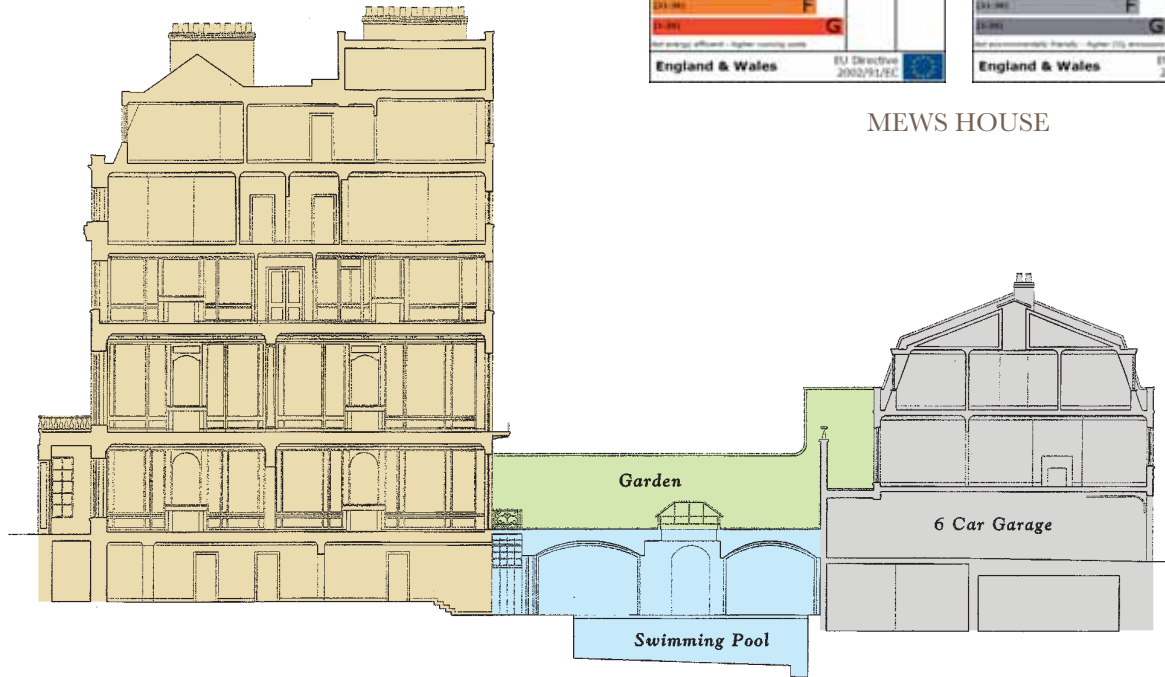
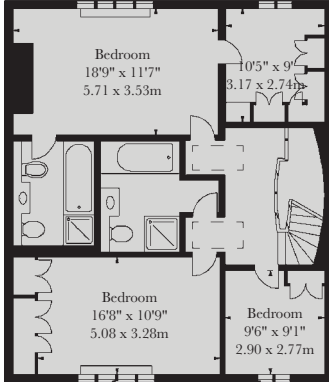
3,411 Square Feet (316.89 Square Metres)



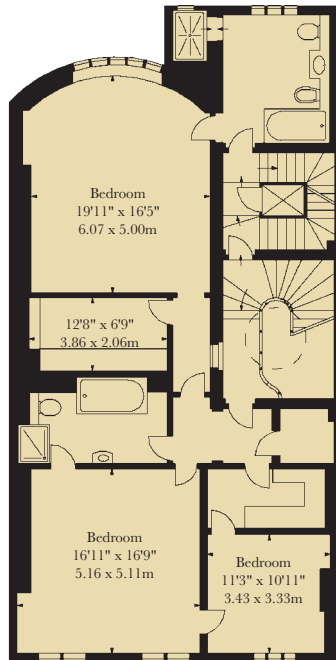
MAIN HOUSE



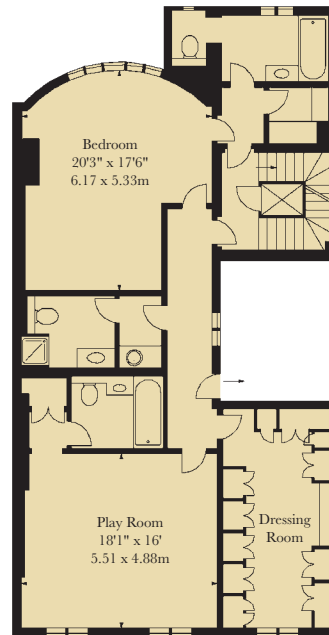
MEWS HOUSE



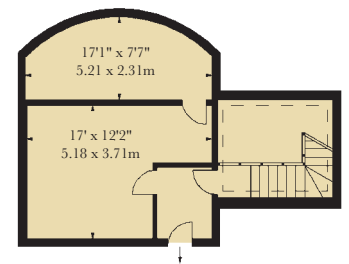
SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR



FIFTH FLOOR



FREEHOLD

£32,500,000

Sole Agent



WETHERELL
MAYFAIR'S FINEST PROPERTIES
102 Mount Street · London · W1K 2TH
020 7529 5566
wetherell.co.uk

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