



F O R T Y   E I G H T

U P P E R   G R O S V E N O R   S T R E E T

M A Y F A I R   W 1



F O R T Y   E I G H T

U P P E R   G R O S V E N O R   S T R E E T

M A Y F A I R   W I

*“The best preserved early-Georgian front in the  
prestigious Mayfair address of Upper Grosvenor Street”*

48 UPPER GROSVENOR STREET  
MAYFAIR W1

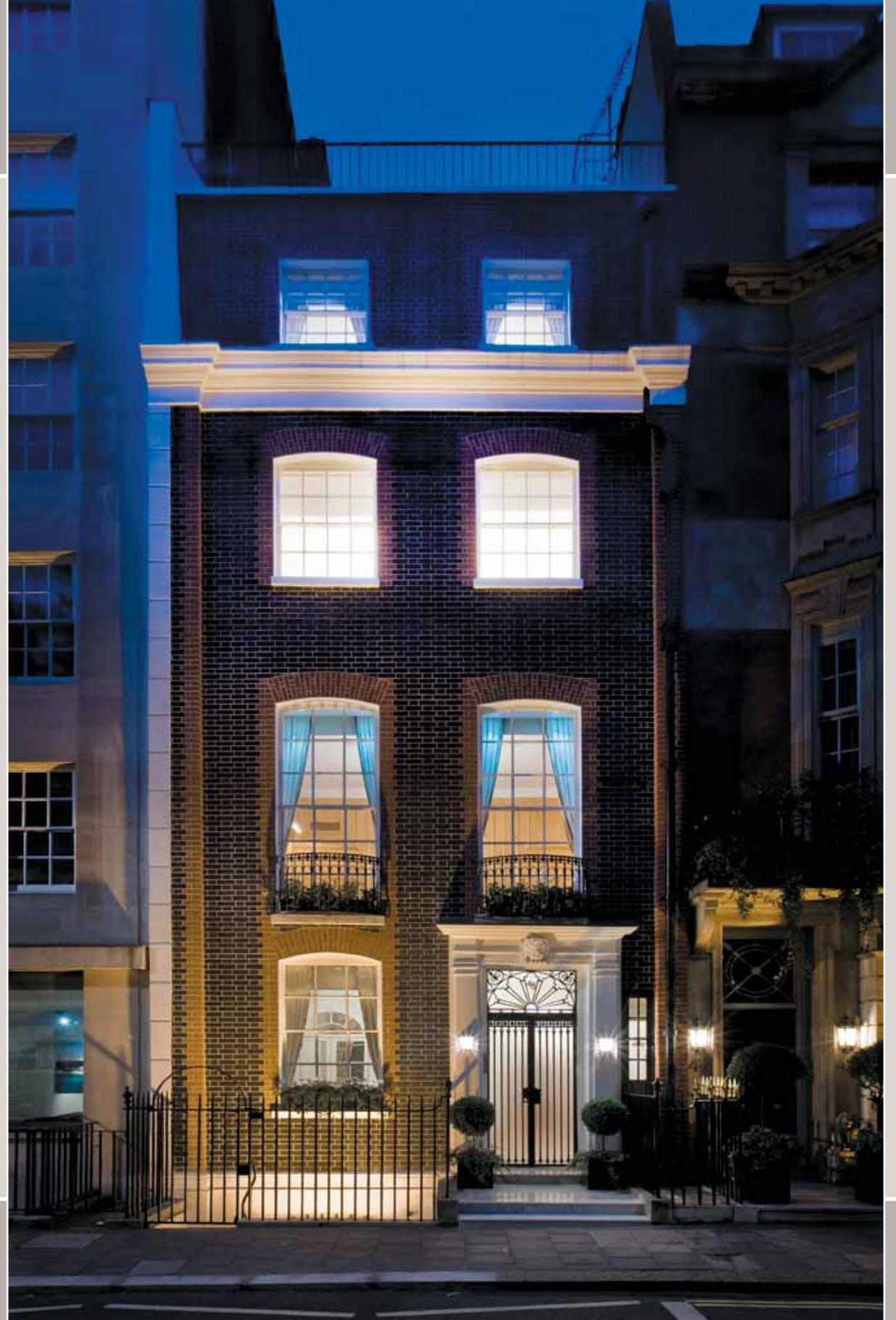
A rare opportunity to purchase an exceptional Grade II listed freehold Georgian townhouse situated on the south side of Upper Grosvenor Street close to and having oblique views of Grosvenor Square. Originally completed in 1729 and recently the subject of a 3 year restoration.

## Where the 18th century meets the 21st century

The challenge of this painstaking refurbishment was to retain the essential character of one of Mayfair's oldest houses whilst bringing the property up to the 21st century and essentially future proofing it.

- The "brains" of the house is a full internet enabled building management system (BMS) located in the basement. This bms controls the climate control and radiators for each room, the security and alarm systems and also being fully integrated into the Crestron and Lutron systems.
- Full climate control with filtered, positive pressured air flow ensures that each room's temperature is at the desired level and that the air quality is improved.
- 19th century radiators acquired from a French chateau work in harmony with the climate control. The bms ensures that the most efficient form of temperature control (the climate control and/or the radiators) is used to adjust the temperature of each individual room.
- Full Lutron lighting throughout.
- Crestron touch panels ensure that the audio visual system is controllable from each room in the house.
- Full Fermax security system with video system integrated into the Crestron system.
- Full web access to the main services including the security system.
- CAT 5e data and voice cabling throughout.

Amazingly, all this technology has been discreetly placed in the house so as to allow the Georgian grandeur of the rooms to remain undiminished.







## *Kitchen/Dining room*

The original dining room has now become a spectacular kitchen/diner surrounded by 19th century wood panelling and opening via full height curved glass doors into the garden.

The kitchen highlight is a French bespoke solid wood, brass and steel island handcrafted by French manufacturer La Cornue. La Cornue kitchens have been handmade by the same French family since 1908. The kitchen features a very large range cooker with a double oven, double hob, char grill and a tenpanyaki plate. To the sides is a rotisserie with full external extraction, a concealed full height sub-zero refrigerator and a built-in Nespresso coffee machine. At the end of the room is a walk-in fitted pantry.



The Morning room/Library overlooks Grosvenor Square through two double height Georgian windows. The wood panelling was originally hand painted with individual wood grains and knots in true Victorian fashion. Every detail has been painstakingly replenished by hand.

*Morning room/Library*



## *Exceptional*

Built over basement, ground and four upper floors the house is serviced by a discrete passenger lift to all main floors. The internal lift cart carefully crafted of wood and bronze matches seamlessly with the overall appearance of the house.

The original staircase was completely refurbished with each balustrade being recreated and lengthened to meet modern safety requirements. The banister was computer designed and laser cut to exactly match the timeless curve of the house's central feature.



## *Drawing room*

The panelling and ceiling work has been refurbished or completely reinstated to provide a grand Georgian drawing room with the luxury of a 60 inch bespoke television and 7 channel surround sound





## *Master bedroom suite*

As you would expect from such an important property, the master bathroom is of grand proportions. The refurbished original bath and basin fit perfectly with the hand painted tiles that cover the entire wall of the walk through overhead shower. A click of the Crestron unit and the gilt framed mirror turns into a TV.

In the master bedroom the panelling, believed to have been crafted by Syrie Maugham, has been refurbished along with a re-instatement of the ceiling detail to create a tranquil, elegant space.





*3rd & 4th floor bedrooms & bathrooms*



*The perfect art deco cinema for 8 fortunate viewers*



## *Cinema room*

Red velvet walls, gold pillars, fully reclinable velvet chairs, a Sim 2 1080p full HD projector, a Crestron integrated red velvet curtain opens to a 108 inch screen with 7.1 true cinema sound.







*The house is south facing at the rear and has its own private garden*



## Accommodation

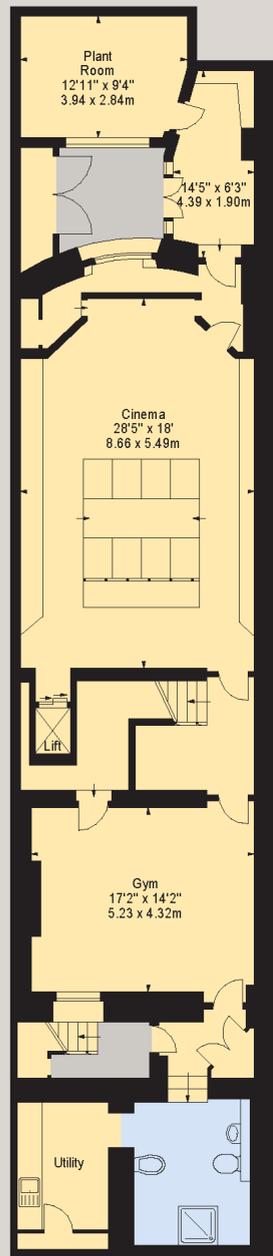
- Large reception room.
- Inner hall with feature spiral staircase leading up 5 floors to a large period skylight with central hanging chandelier.
- Wood panelled kitchen/dining room leading into a south facing garden.
- Morning/library room with balconies over Grosvenor Square.
- Wood panelled drawing room with balcony onto the garden.
- Master bedroom and bathroom.
- Three further bedrooms (one with a top floor patio) and two further bathrooms.
- Fully fitted cinema.
- Systems room.
- Fully equipped gym.
- Shower room and utility room.



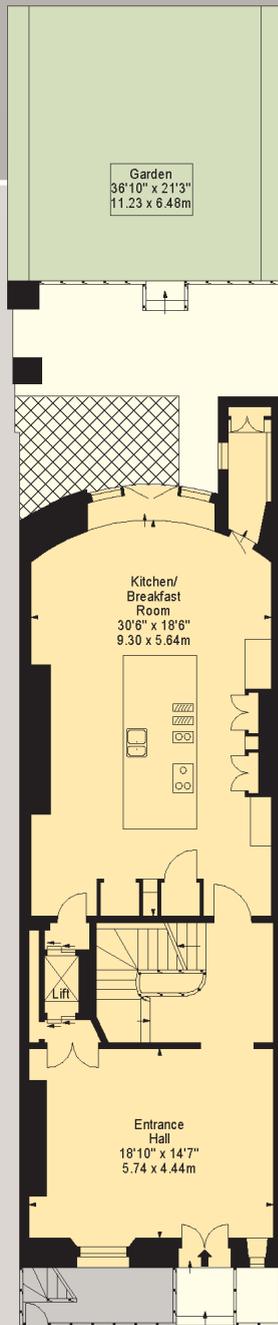
## Features

- 4 person passenger lift.
- Trend Web Enabled Building Management System with interface to fully Zoned Heating System and Daikin Air Conditioning installation linked via Crestron Touch Panels.
- Positive pressured climate control with fresh air supply throughout.
- Fully integrated Crestron system throughout.
- Gas fired central heating with fully zoned heating system, window trench heaters and bespoke radiators throughout.
- Lutron lighting throughout.
- Under floor heating in all bathrooms.
- Fermax security system with video surveillance integrated into the Crestron system.
- Fully Web accessible to main services including security installation.

GROSS INTERNAL AREA 6,156 SQ.FT./571.89 SQ.M



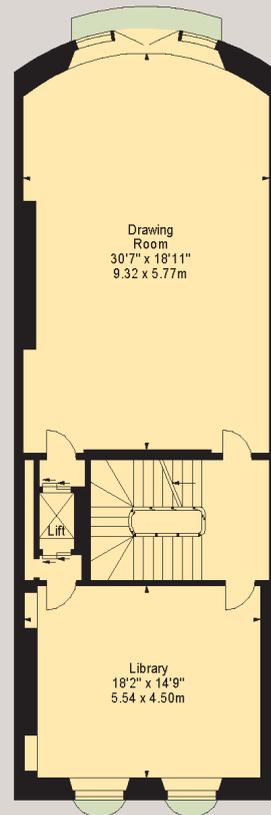
BASEMENT



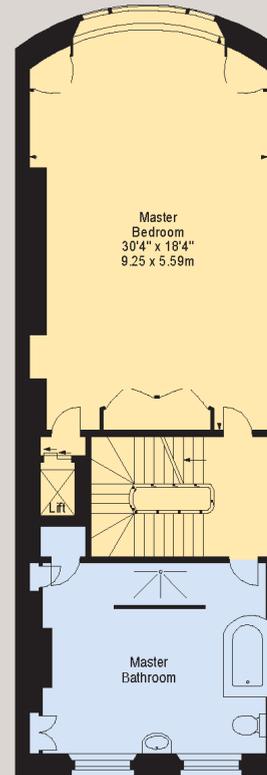
GROUND FLOOR



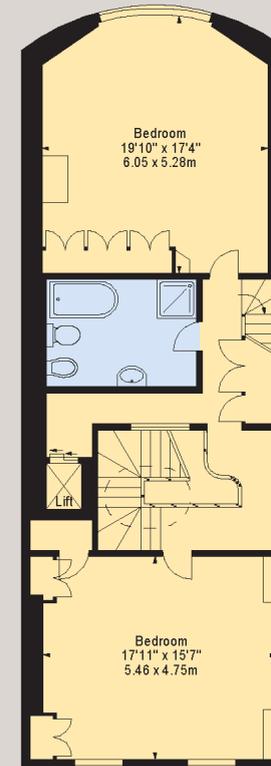
Approximate Gross Internal Area 6,156 square feet (571.89 square metres)



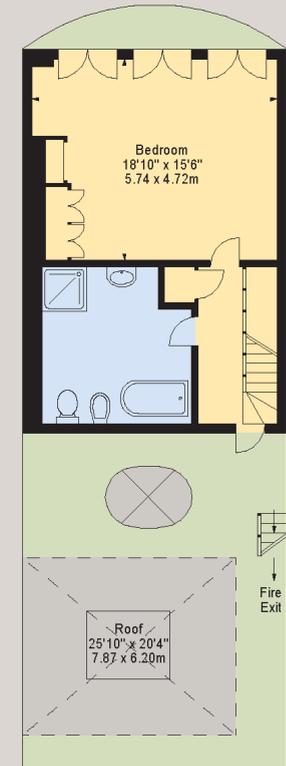
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR

# Floorplans

THIS MAGNIFICENT TOWNHOUSE, DESCRIBED BY *THE SURVEY OF LONDON* AS “THE BEST-PRESERVED EARLY-GEORGIAN FRONT IN THE PRESTIGIOUS MAYFAIR ADDRESS OF UPPER GROSVENOR STREET HAS HAD A GLITTERING AND ILLUSTRIOUS HISTORY”.

Completed in 1729, no. 48 has been owned, occupied and decorated ever since by some of the grandest names in society and the arts, a reflection of the street itself which has counted two prime ministers, Sir Robert Peel and Benjamin Disraeli amongst its residents.

No. 48 has always had the distinction of being an address of fashion and the epicentre of taste and its foremost practitioners and patrons. In 1849, the house was acquired by Thomas Dowbiggin, the most highly reputed and successful cabinet maker in the second quarter of the nineteenth century. Dowbiggin designed the throne for the young Queen Victoria as well as supplying the furniture for the Duke of Wellington’s refurbishment of Apsley House in the 1820s.

Sir Charles Allom, who refurbished the house in 1919, like Thomas Dowbiggin, also had royal connections, assisting Queen Mary in her redecoration of Buckingham Palace. But the most famous decorator of the house was the celebrated society decorator, Syrie Maugham, former wife of Somerset Maugham. Commissioned by the new owners of the house the American millionaire George Whigham and his wife, Syrie Maugham’s radical redesign during her “White Phase” included the spectacular bathroom.

Equally celebrated was Margaret, the daughter of the Whighams, who was given the house in 1947. During her first marriage, Margaret was immortalised by Cole Porter in his song “You’re the Top” in company with the Louvre Museum and cellophane: “*You’re the nimble feet of Fred Astaire, You’re Mussolini, You’re Mrs Sweeny, You’re Camembert*”. In 1951, by her second marriage, Margaret became the Duchess of Argyll. It is her indomitable spirit that best captures the pleasures of London society as exemplified by this great address.

The Duchess had numerous dinner parties (in now what is the kitchen/diner) including many dignitary guests. Frequent guests included Lewis Douglas (American Ambassador), Walter Pidgeon (Actor), Douglas Fairbanks Jr (Actor), Loelia Duchess of Westminster, David Selznick, J. Paul Getty (one of the more frequent guests) and Noel Coward.

The house is mentioned numerous times in the Duchess’ autobiography “Forget Not” 1975 by Butler & Tanner Limited. It also is detailed in the book “The Duchess Who Dared: Life of Margaret, Duchess of Argyll” by Charles Castle. The opera about the Duchess entitled “Powder her face” by Thomas Ades is set almost entirely in 48 Upper Grosvenor Street.



#### CHRONOLOGICAL LIST OF THE OCCUPANTS

1729 to 1764	.....Col William Hanmer
1769	.....(lease assigned)
1777 to 1783	..... Sir William Hanmer, 1st Bt MP for Sudbury
1783 to 1794	.....Sir Thomas Hanmer, 2nd Bt
1795 to 1801	.....Richard Henry Alexander Bennett, sometime MP
1811	.....Grosvenor Lease assigned
1812 to 1820	.....John Ireland Blackburne, sometime MP
1820 to 1822	.....Baroness de Roll(e)
1822 to 1835	.....Unknown
1835 to 1849	.....Dr Edward Dowdeswell
1849 to 1851	.....Thomas Dowbiggin
1851 to 1873	.....William Twopenny
1875 to 1879	.....Mrs Vivian
1880 to 1915	.....Evelyn Heseltine
1916	.....Capt Moss of the Grenadier Guards
1917 to 1918	.....Empty
1919	.....Mrs Dunlop Best
1919 to 1928	.....Victor Blagden
1929	.....Empty
1930 to 1935	.....Sir Eric Hambro, KBE
1935 to 1947	.....Mr and Mrs George Whigham
1947 to 1978	.....Their daughter Margaret, Mrs Sweeny
1978 to 1995	.....Mrs Shivdasani
1995 to 1997	.....S.S. Trust
1997 to 2006	.....Empty
2006 to Present	.....Subject to extensive refurbishment
2009	.....Freehold for Sale



## *A brief social history*

#### FRONT FAÇADE

- Fermax entrance system with video link to Crestron panels, TV's and web access.
- New Italian marble steps and entrance.
- Restored and hand painted brick with traditional lime pointing.

#### RECEPTION

- 12 light crystal chandelier.
- Handmade blinds.
- Handmade luxury fitted curtains and matching pelmet.
- Lift access.
- Restored antique French radiators.
- Restored original marble fireplace with gas installation.
- Restored original marble.

#### CENTRAL HALL

- Curved stairs from basement, ground to third floors.
- Restored antique French radiators.

#### KITCHEN/DINING ROOM

- 42 inch wall mounted HD plasma TV.
- Bowers & Wilkins CCM50 flush mounted ceiling speakers.
- Crestron SPK-6L speaker module and BB6L back box.
- Crestron TPS-6L In wall colour touch panel with video/audio and security integration.
- English oak long strip flooring.
- Fermax video security telephone.
- Floor to ceiling curved Victorian windows leading to the garden.
- Handmade luxury fitted curtains and matching pelmet.
- La Cornue solid anodised steel, brass and oak kitchen island incorporating various appliances; a dual oven, hob, bbq grill, teppanyaki grill, dish washer and walnut breakfast top with seating.
- Lift access.
- Panelled door to bespoke oak pantry.
- Refurbished marble fireplace with gas installation.
- Restored antique French radiators.
- Restored original wood panelling and reinstated oil painting above the fireplace.
- Solid oak wall unit with concealed Sub-Zero fridge and freezer and La Cornue rotisserie with vented extraction.
- Stand-alone La Cornue oak butchers' block.

- Solid oak wall unit with concealed Nespresso Coffee machine, microwave oven and storage.
- Two ceiling mounted 12 light crystal chandeliers and wall mount crystal lights.
- Two solid oak wall units with walnut work surfaces.

#### GARDEN

- A raised premium artificial grass lawn (anti UV and dog resistant) with raised wall planters with boxus trees.
- Solid bronze bespoke grating (incorporating the house numbering) leading to an Italian marble patio.
- Various planters with trees.

#### MORNING ROOM/LIBRARY

- Bowers & Wilkins CCM50 flush mounted ceiling speakers.
- Ceiling mounted 8 light crystal chandelier.
- Concealed television point.
- Crestron SPK-6L speaker module and BB-6L back box.
- Crestron TPS-6L In wall colour touch panel with video/audio and security integration.
- English oak long strip flooring.
- Handmade luxury fitted curtains and matching pelmet.
- Lift access.
- Refurbished marble fireplace with gas installation.
- Restored antique French radiators.
- Restored Victorian faux wood hand painted wood panelling.
- Two floor to ceiling double windows opening onto two small balconies overlooking Grosvenor Square.

#### DRAWING ROOM

- 60 inch full HD Panasonic plasma television with bespoke bezel in recess wall unit.
- 7.1 full B&W surround sound with sub-woofer and localised DVD player.
- Bowers & Wilkins 705 stand mount speakers (pair).
- Bowers & Wilkins ASW 700 active sub-woofer.
- Bowers & Wilkins LCR 8 in wall speakers (x3).
- Ceiling mounted 15 light crystal chandelier and wall mounted picture lights.
- Crestron TPMC-4X handheld WIFI 3.5 inch touch panel.
- Denon AVR 2308 7x100 watt amplifier with HDMI video converter.
- Denon DVD player.
- English oak long strip flooring.

- Floor to ceiling original curved glass doors opening onto a balcony overlooking the garden.
- Handmade luxury fitted curtains and matching pelmet.
- Lift access.
- Lutron panel.
- Restored antique French radiators.
- Restored original fireplace with restored marble insert and gas installation.
- Restored original panelling and columns.

#### MASTER BEDROOM

- 42 inch wall mounted full HD plasmas television.
- Bowers & Wilkins CCM80 flush mounted ceiling speakers.
- Ceiling mounted 10 light crystal chandelier.
- Curved window overlooking the garden.
- English oak long strip flooring.
- Handmade luxury fitted curtains and matching pelmet.
- Lift access.
- Lutron panel.
- Restored antique French radiators.
- Restored original fireplace with restored marble insert and gas installation.
- Restored original panelling and mirrored columns.
- Three curved panelled wardrobes.

#### MASTER BATHROOM

- Bowers & Wilkins CCM80 flush mounted ceiling speakers.
- Crestron TPS-6L In wall colour touch panel with video/audio and security integration.
- Fired Earth shower, toilet and accessories.
- Gold taps, fittings and faucets.
- Hand painted, hand made wall tiles.
- Handmade blinds.
- Mirrored LCD HD television.
- Refurbished original bath, basin and fireplace.
- Restored antique French radiators.
- Two ceiling mounted 10 light crystal chandeliers.
- Two mirrored cupboards and one walk in cupboard.
- Under floor heating.
- Walk through shower with 12 inch shower head.

#### THIRD FLOOR LANDING

- Carpet throughout stairwell and landings.
- Crystal wall lights and chandeliers throughout stairwell and landings.
- Lift access.
- Lutron lighting throughout stairwell and landings.



- Restored antique French radiators.
- 20 light crystal chandelier in central skylight surrounded by LEDs.
- Under stair kitchenette with kitchen units, basin and fridge.

#### THIRD FLOOR GREY BEDROOM

- 42 inch wall mounted full HD plasma television.
- Acoustimass 3 series IV system satellite speakers.
- Ceiling mounted 10 light crystal chandelier.
- Crestron SPK-6L speaker module and BB-6L back box.
- Crestron TPS-6L In wall colour touch panel with video/audio and security integration.
- English oak long strip flooring.
- Four built in wardrobes/shelving units.
- Handmade luxury fitted curtains and matching pelmet.
- Vaulted ceiling.

*Specification*

### THIRD FLOOR BATHROOM

- Bowers & Wilkins CCM746S flush mounted ceiling speaker.
- Ceiling and wall mounted crystal chandelier/ lights.
- Crestron SPK-6L speaker module and BB-6L back box.
- Crestron TPS-6L In wall colour touch panel with video/audio and security integration.
- Fired Earth basin, toilet, bidet, shower, heated towel rail and cast iron bath.
- Gold taps, fittings and faucets.
- Hand painted tiles.
- Mirrored LCD HD television.
- Solid oak cupboard.
- Under floor heating.

### THIRD FLOOR BLUE BEDROOM

- 37 inch top mounted full HD plasma television.
- Bowers & Wilkins CCM80 flush mounted ceiling speakers.
- Ceiling and wall mounted crystal chandelier/ lights.
- Crestron SPK-6L speaker module and BB-6L back box.
- English oak long strip flooring.
- Handmade fitted wardrobes and cabinet
- Handmade luxury fitted curtains and matching pelmet.
- Lutron panel.
- Restored antique French radiators.

### FOURTH FLOOR LANDING

- Hotpoint Aqualtis washer/drying machine in cupboard.

### FOURTH FLOOR BATHROOM

- Bowers & Wilkins 686 Wenge bookshelf speakers.
- Ceiling crystal chandelier.
- Crestron SPK-6L speaker module and BB-6L back box.
- Crestron TPS-6L In wall colour touch panel with video/audio and security integration.
- Fired Earth basin, bidet, toilet, shower, heated towel rail and cast iron bath.
- Gold taps, fittings and faucets.
- Handmade blinds.
- Handmade tiles.
- Mirrored LCD HD television.
- Solid oak cupboard.
- Under floor heating

### FOURTH FLOOR BEDROOM

- 32 inch top mounted full HD plasma television.
- Acoustimass 3 Series IV system speakers.
- Ceiling mounted 12 light crystal chandelier and crystal wall lights.
- Crestron SPK-6L speaker module and BB-6L back box.
- Crestron TPS-6L In wall colour touch panel with video/audio and security integration.
- English oak long strip flooring.
- Handmade fitted wardrobes and cabinet
- Handmade luxury fitted curtains.
- Restored antique French radiators.
- Treble French doors opening onto a patio overlooking the garden.
- Vaulted ceiling with bespoke gold plasterwork.

### CINEMA

- Bespoke plasterwork throughout hand painted in gold and aged.
- Crestron automated red velvet cinema curtain.
- Denon AVR4308 7x 140w Surround Sound Amplifier, A/V-Receiver, Dolby True HD, Wi-Fi Ethernet, HDMI 1.3
- Eight bespoke 1930's style red and gold velvet cinema chairs which are fully reclining and with a drinks holder. The back four are raised on a plinth to enable easy viewing of the screen from all seats.
- Full 7.1 channel surround sound including:
  - 3 x Bowers & Wilkins CWM 8180 3 Way Speakers LCR
  - 2 x Bowers & Wilkins CWM DS8 3 Way Dipole Speakers to Side LR
  - 2 x Bowers & Wilkins CWM 8180 3 Way Speakers Rear Side LR
  - 7 x Bowers & Wilkins BB DS8/8180 Back Box
  - 1 x Bowers & Wilkins ASW750 1000W active subwoofer
- HT380 T2 long throw lens.
- Lift access.
- Lutron panel.
- Luxury deep pile 1930's style red and gold carpet.
- Marble table top.
- Nespresso coffee machine.
- Panasonic DMP-BD35 Blu-Ray Player (Profile 2)
- Popcorn machine.
- Restored antique French radiators.
- Sim2 HT380 single chip 1080p full HD projector.
- Upholstered acoustic wall panels in dark red velvet.
- VU Easy Fixed Bright 108 inch cinema screen.

### GYM

- 2-20 kg Life Fitness rubber dumbbell set and upright rack.
- 42 inch wall mounted HD Ready plasma television.
- Bowers & Wilkins CCM80 flush mounted ceiling speakers.
- Life Fitness adjustable bench.
- Lutron panel.
- Polished plaster walls.
- Powerplate.
- Professional gym flooring.
- T5 Life Fitness professional treadmill.
- Two large gilt mirrors.
- Wooden blinds

### BASEMENT SHOWER ROOM

- Dyson Air Blade hand drier.
- Fired Earth basin, toilet, bidet, shower and heated towel.
- Gold taps, fittings and faucets.
- LED and spot lighting.
- Marble top.
- Polished plaster walls.
- Solid oak cupboard.
- Vaulted ceiling.

### BASEMENT UTILITY ROOM

- Kitchen units with Oak work top.
- LCD wall mounted television.
- Miele dryer.
- Miele washing machine.
- Polished plaster walls.
- Vaulted ceiling.
- Spot lighting.
- Walk in cupboard.

### BASEMENT SYSTEMS ROOM

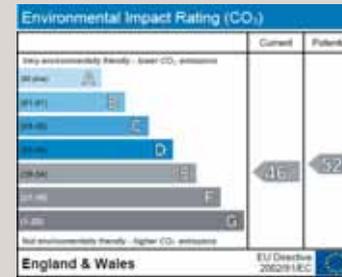
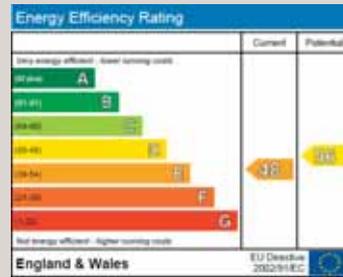
- 42U Xixin Rack with internal mains distribution
- Arcam DAB Tuner DT91
- C2N-SPWS300 300 Watt System Power supply, rack mountable, 24 Volt - (1) Cresnet Port - (8) CresNet outputs with 75 Watt each
- Climate controller.
- Crestron C2 Come-3 3 Port RS232 Card
- Crestron C2ENET-2 Ethernet card
- Crestron C2N-HBLOCK
- Crestron C2N-IIF Door Station Intercom Interface - facilitates distribution of 2-way intercom audio and camera video from the door panel to the intercom distribution system.
- Crestron Pad 8 Audio Distribution Processor.



- Crestron PRO 2 Professional Dual Bus Control System.
- Programmable LCD display with 6 buttons, front panel LED indicators.
- Gefen EXT-COMPAUD-2-HDMID
- Kramer VS162 16X16 Composite/balanced Audio Matrix Switcher (Security)
- Lutron panels.
- Sierra Pro 16 x 16 V3S Component Video/Audio Matrix Switcher
- Telephone Coupler/Amplifier to Integrate Door Entry
- Trend building management controller.

### PLANT ROOM

- Grundfos pressurisation system.
- Serena tanks.
- Two Pullin Evolution tanks.
- Wessex 100/Hamworthy boiler system.



## Terms

### FREEHOLD

(The house and patio are held on freehold tenure whilst the rear portion of the garden area is held on a 999 year lease)

PRICE: £17,500,000

Sole Selling Agent



102 Mount Street · London · W1K 2TH  
Tel: 020 7529 5566

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