





AN EXCEPTIONAL FIVE
BEDROOM NEW BUILD
TOWNHOUSE SET BEHIND A
RESTORED, ORIGINAL FAÇADE.
METICULOUSLY REFURBISHED,
THE PROPERTY FEATURES
THE FINEST HAND CRAFTED
MATERIALS, LIGHTING AND
BESPOKE JOINERY.

With its grand entrance hall, this handsome property creates a lasting first impression. Leading smoothly onto the elegant open plan kitchen/dining room with its own private patio, the ground floor provides the perfect setting for entertaining. Spread over seven floors, the accommodation comprises four bedroom suites and an additional top floor bedroom/study, reception room, office, open plan kitchen/dining room, games room, cinema room, staff quarters, passenger lift, terrace and patio.



DETAILING AND TECHNOLOGY INCLUDES:

- Secure photo entry system and Banham locks
- Integrated KNX panels to control lighting, heating, air conditioning and electric blinds
- Underfloor heating
- Gaggenau kitchen appliances
- Quartz stone work surfaces
- Control4 music system
- ThyssenKrupp lift
- CAT 6 cabling throughout
- 'Future-proofed' televisions



ACCOMMODATION

▪ Entrance hall ▪ Dining room ▪ Kitchen ▪ Reception room ▪ Office ▪ Games room
▪ Cinema room ▪ 2 master bedroom suites ▪ 2 guest bedroom suites ▪ 1 further
bedroom/studio ▪ Staff quarters ▪ Guest WC ▪ Vault ▪ Passenger lift ▪ Patio ▪ Terrace

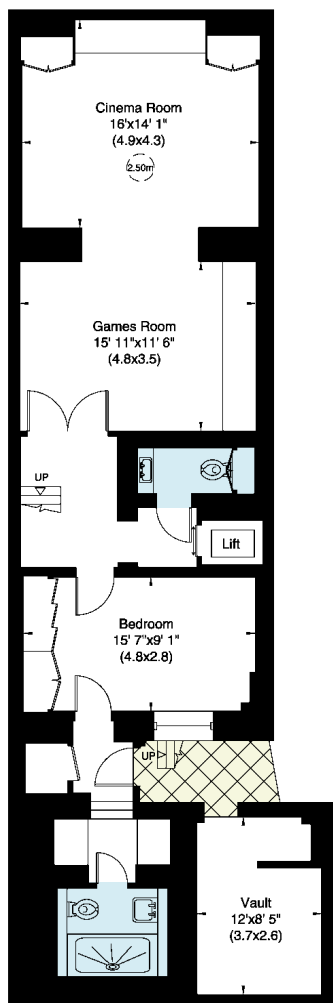




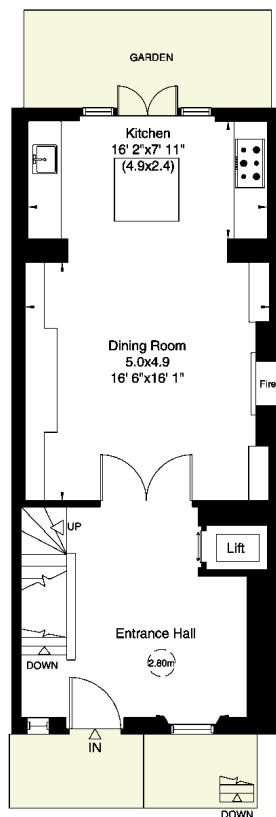
SITUATION

Located in the heart of the Mayfair village and close to the picturesque Mount Street Gardens, the property is well placed for enjoying the best Mayfair has to offer in fine dining, shopping and art. Nearby Mount Street is famed for its luxury boutiques, whilst Berkeley Square is home to a selection of world class restaurants and private members' clubs.

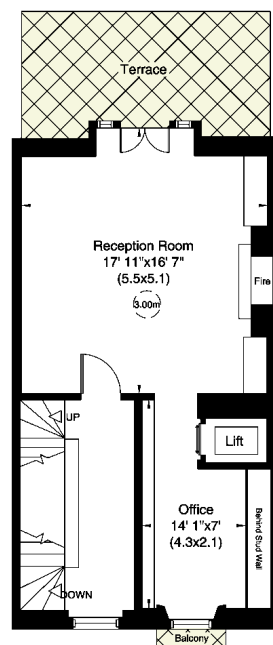




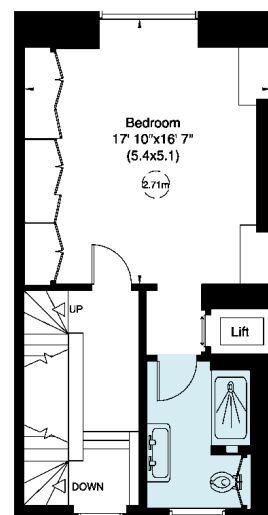
LOWER GROUND FLOOR



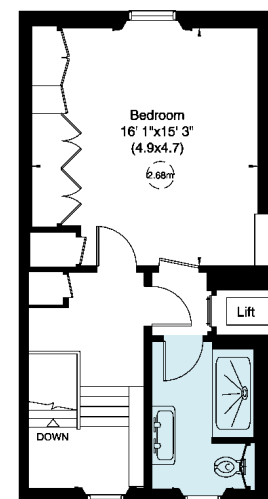
GROUND FLOOR



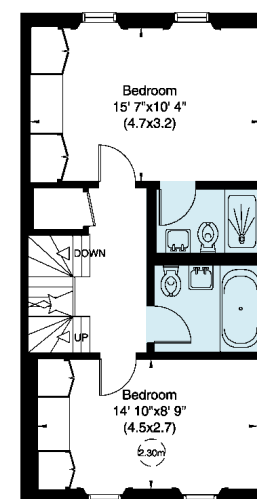
FIRST FLOOR



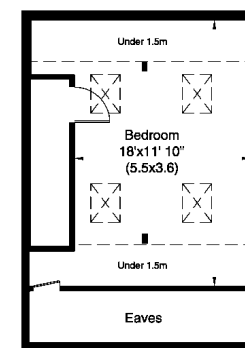
SECOND FLOOR



THIRD FLOOR



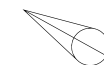
FOURTH FLOOR



FIFTH FLOOR

APPROXIMATE GROSS INTERNAL AREA
368 SQ M (3,962 SQ FT) INCLUDING
UNDER 1.5M, EAVES AND VAULT

346 SQ M (3,725 SQ FT) EXCLUDING
UNDER 1.5M, EAVES AND VAULT



These plans are for guidance only and must not be relied upon as a statement of fact.

Brochure by twentyonefifty Tel: 020 8778 2150

FREEHOLD
PRICE ON APPLICATION



WETHERELL
MAYFAIR'S FINEST PROPERTIES