



# BOLTON STREET

## MAYFAIR



£10,500,000  
FREEHOLD

**WETHERELL**  
MAYFAIR'S FINEST PROPERTIES

102 Mount Street · London · W1K 2TH  
T: 020 7529 5566 E: [sales@wetherell.co.uk](mailto:sales@wetherell.co.uk)  
[wetherell.co.uk](http://wetherell.co.uk)

NO-ONE KNOWS MAYFAIR BETTER THAN WETHERELL







## BOLTON STREET MAYFAIR



An unmodernised, Freehold building of 4,478 Square Feet, with exceptional potential (subject to planning and consents) for Residential apartments or a single dwelling.

FREEHOLD • UNMODERNISED • 3 RECEPTION ROOMS

NO-ONE KNOWS MAYFAIR BETTER THAN WETHERELL





## BOLTON STREET MAYFAIR

### LOCATION:

Running between Piccadilly and Curzon Street, Bolton Street is exceptionally well located for a large range of renowned restaurants, bars and hotels including The Ritz, The Wolseley and Nobu. The property benefits from excellent nearby transport links including Green Park tube station (0.1 miles) for the Piccadilly, Victoria and Jubilee lines and Bond Street (0.5 miles) for Central and Jubilee lines and Crossrail. All distances are approximate.

### LISTED BELOW ARE THE CURRENT LAPSED PLANNING DETAILS:

#### PLANNING DETAILS - RESIDENTIAL APARTMENTS

Conversion of existing building into two self-contained flats (Class C3), demolition and replacement of the existing ground and first floor rear extension and external alterations at the rear of the building to create a new terrace at lower ground floor. Demolition and replacement of existing mansard roof with additional dormer windows. Installation of condenser units at fifth floor level and within the pavement vaults at the front of the property and creation of second and fifth floor roof terraces. Associated internal and external alterations including the removal of partitions, the insertion of a passenger lift and replacement of existing windows and external doors.

DATED REF. NO: 13/06057/FULL | RECEIVED: TUE 25 JUNE 2013

#### PLANNING DETAILS - SINGLE DWELLING

Use as a single family dwelling, external alterations at rear lower ground, ground and first floor levels and the creation of a new terraces at second floor level and at roof level.

Associated internal alterations including the removal of non-original partitions and the insertion of a lift.

DATED REF. NO: 09/07988/LBC | RECEIVED: THU 01 OCT 2009 |

VALIDATED: THU 01 OCT 2009 | STATUS: DECIDED

### Terms:

Freehold

Price - £10,500,000

# £10,500,000

FREEHOLD

Wetherell have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and Wetherell have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 2019

# WETHERELL

MAYFAIR'S FINEST PROPERTIES

102 Mount Street · London · W1K 2TH  
T: 020 7529 5566 E: sales@wetherell.co.uk  
wetherell.co.uk

NO-ONE KNOWS MAYFAIR BETTER THAN WETHERELL





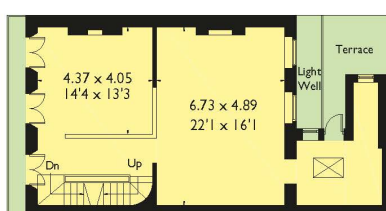
## BOLTON STREET MAYFAIR



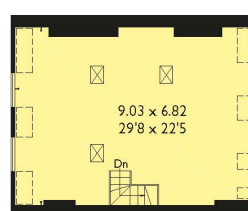
Approximate Gross Internal Area  
4,478 Square Feet (416 Square Metres)  
excluding light well/void

Vault = 104 Square Feet (9.7 Square Metres)  
Total = 4,582 Square Feet (425.7 Square Metres)

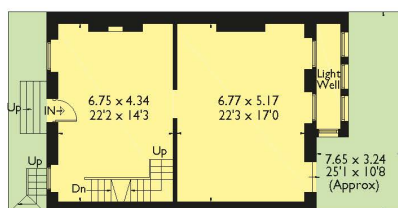
 = Reduced headroom  
below 1.5m / 5'



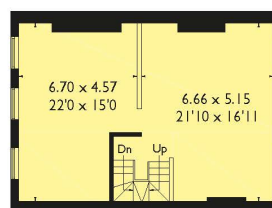
FIRST FLOOR



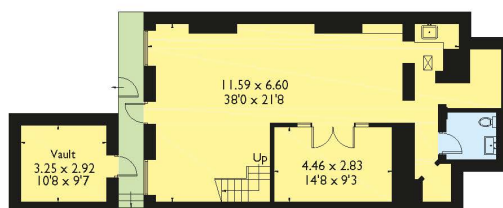
FOURTH FLOOR



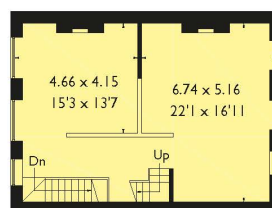
GROUND FLOOR



THIRD FLOOR



LOWER GROUND FLOOR



SECOND FLOOR

Wetherell have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and Wetherell have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 2019

# WETHERELL

MAYFAIR'S FINEST PROPERTIES

102 Mount Street · London · W1K 2TH  
T: 020 7529 5566 E: [sales@wetherell.co.uk](mailto:sales@wetherell.co.uk)  
[wetherell.co.uk](http://wetherell.co.uk)

NO-ONE KNOWS MAYFAIR BETTER THAN WETHERELL

