



PARK STREET

MAYFAIR W1

A RARE OPPORTUNITY TO OWN
AN ORIGINAL MAYFAIR TOWNHOUSE,
GRADE II LISTED AND BUILT IN 1729

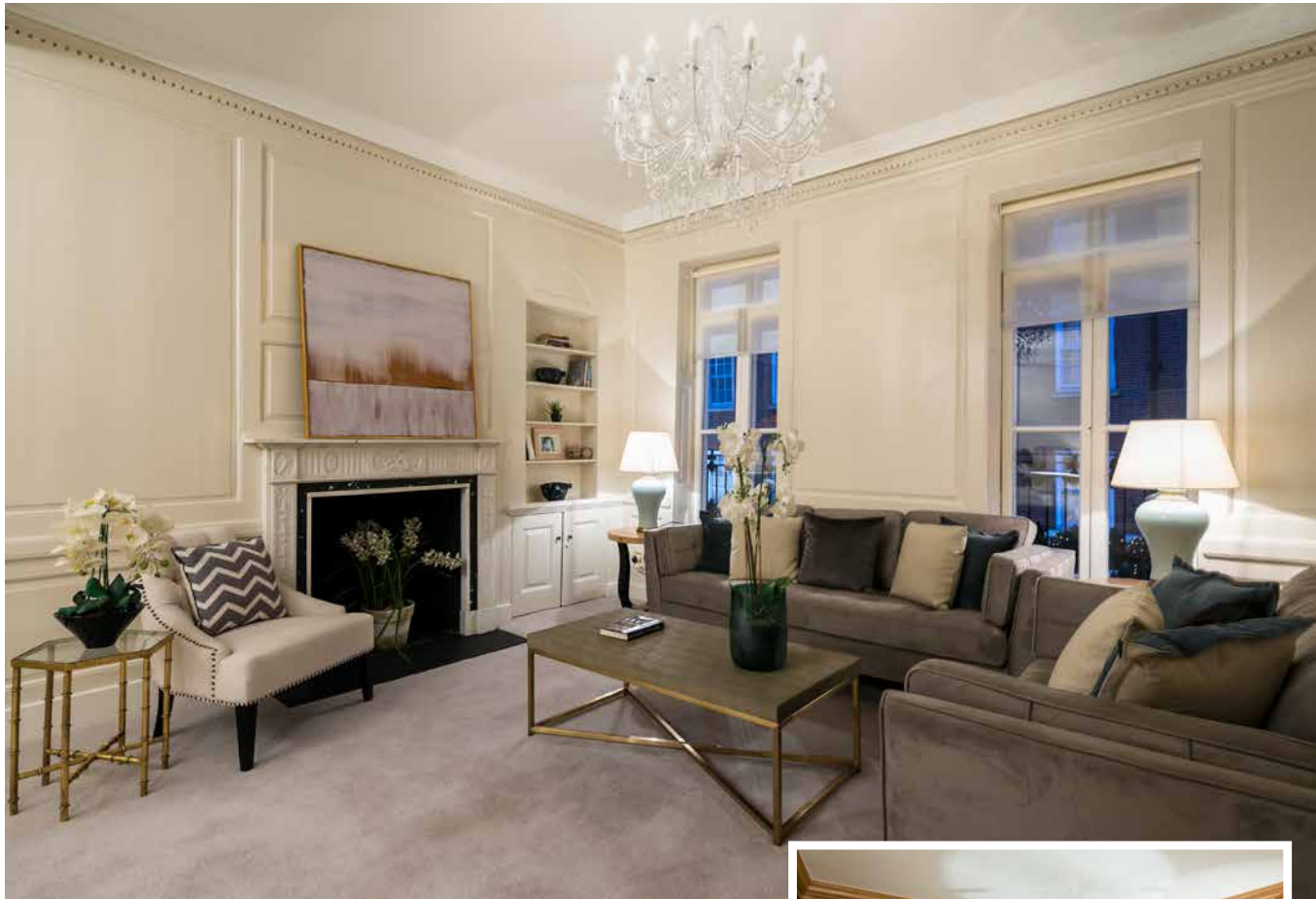




Park Street was first developed from the late 1720s and the terrace of houses from numbers 70-78 are the only survivors from that time. Originally built under leases of 1729 by John Barnes, No. 76 is Grade II listed and retains many period features including a panelled interior.

With an abundance of character throughout, the house immediately impresses with an Entrance Hall leading to the formal Dining Room, with original period panelling and West facing views onto Park Street. A large bright Family Kitchen and separate Utility Room are situated to the rear of the ground floor.





The first floor comprises a large Drawing Room with floor to ceiling windows and the Second Bedroom Suite, which has an en-suite Shower Room, South facing Terrace and walk-in Dressing Area.

The large Master Bedroom occupies the entire second floor, with en-suite Bathroom, Dressing Area and its own large South facing Terrace overlooking the roof tops of Mayfair. There are two further family sized Bedrooms, with the Third Bedroom benefitting from an en-suite Bathroom.

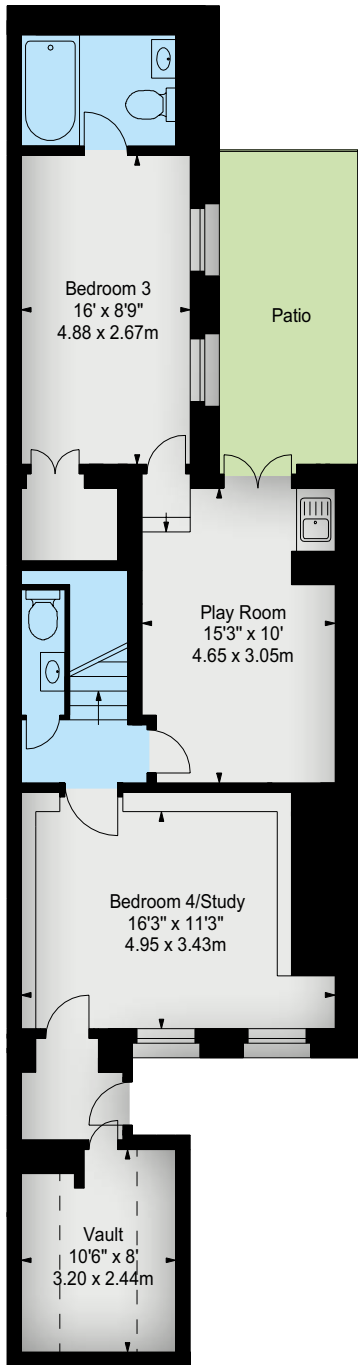
The house also has a large Play Room that leads onto a private Patio, which sits adjacent to a conveniently located Guest Cloakroom.



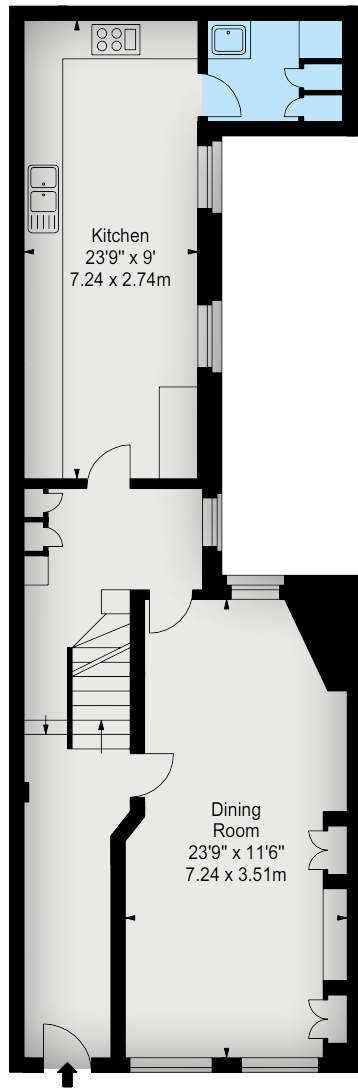
ACCOMMODATION

- ❖ Entrance Hall ❖ Drawing Room
- ❖ Dining Room ❖ Kitchen
- ❖ Master Bedroom with En Suite Bathroom, Dressing Area and Roof Terrace
- ❖ Guest Bedroom with En Suite Shower Room and Terrace
- ❖ Third Bedroom with En Suite Bathroom
- ❖ Fourth Bedroom ❖ Play Room leading onto a private Patio
- ❖ Guest Cloakroom ❖ Utility Room
- ❖ Vaults

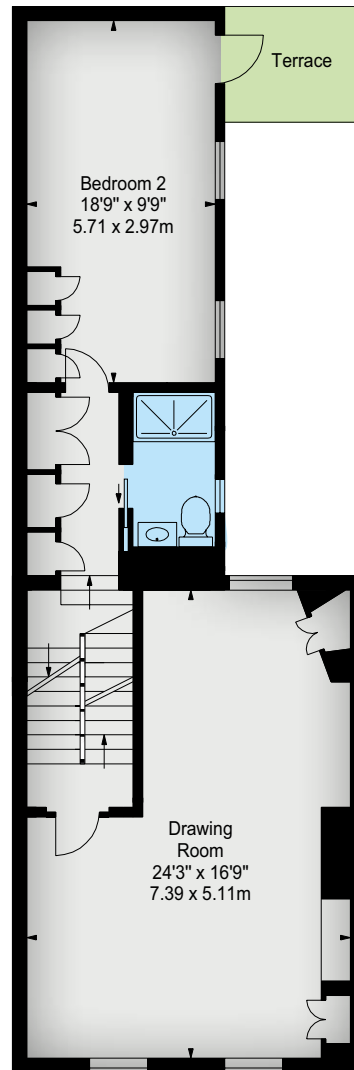




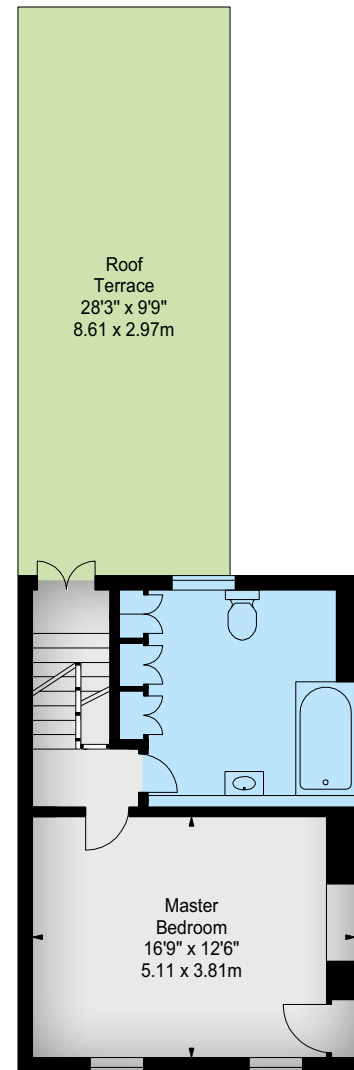
LOWER GROUND FLOOR



GROUND FLOOR



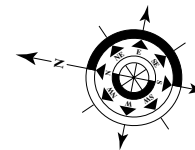
FIRST FLOOR



SECOND FLOOR

Approximate Gross Internal Area
2,586 Square Feet (240.24 Square Metres)

All calculations include any/all areas under 1.5m head height



TERMS

FREEHOLD

PRICE - £5,000,000

Sole Agent



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

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