



CHARLES
STREET
.....
MAYFAIR W1



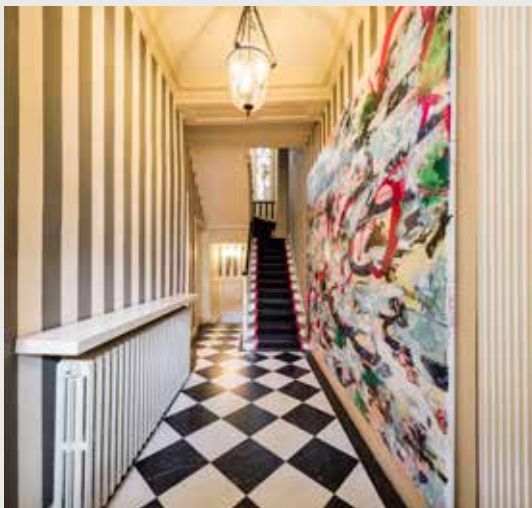
CHARLES STREET

MAYFAIR W1

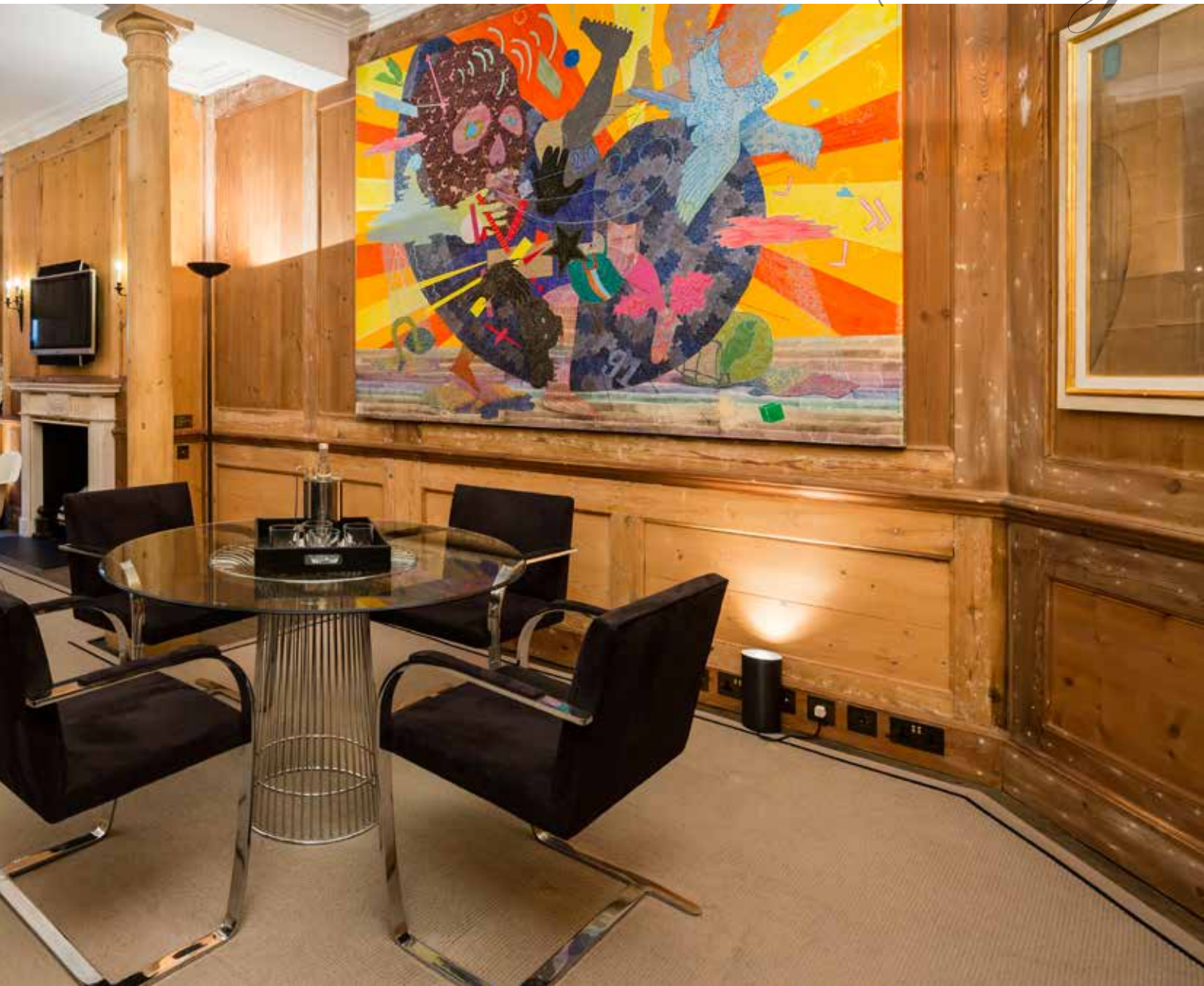
An important Grade II Listed Georgian residence of approximately 4,623 square feet, built over five floors with planning permission to expand.

Spanning three windows across, steeped in history and with many original features, this freehold family house is beautifully presented, with the ability to create larger living space by building a new top floor, allowing an extra circa 600 square feet.

Charles Street is regarded as one of Mayfair's premier streets, owing largely to its convenient central position, with Berkeley Square to the east, Hyde Park to the west and Green Park to the south.



Study



GROUND FLOOR

On the ground floor, the chequerboard floored entrance hall leads to a grand double study/greeting room with stunning panelling and fireplace. This leads on to a grand dining room with hand painted trompe l'oeil walls, an impressive fireplace and a food lift.

HISTORY

Built in 1754, the house's history perfectly reflects the gentrification of Mayfair, with its first recorded inhabitant, Jeremiah Tomkins, being a wealthy draper and 'purveyor of fine stuffs' to the nobility and gentry, to 100 years later the house being inhabited by the gentry themselves. By the 1900s, the house had passed into Scottish favour, with a series of owners with estates and titles hailing from north of the border. One such notable resident in the 1930s was the Hon. Mrs Bowes-Lyon, who was the Queen's great aunt on her mother's side.

Notable residents of No.18 include:

- 1841 *Hamish de Danstanville*
- 1861 *Sir James H Burnett*
- 1873 *Col. Forte Hepburn*
- 1900 *Mrs Goodlake*
- 1917 *James Marr Brydene*
- 1933 *Hon. Mrs Bowes-Lyon*
- 1954 *Brigadier General The Earl of Gowrie*



Drawing Room





FIRST FLOOR

Three floor-to-ceiling sash windows with beautiful shutters dominate the large south-facing L-shaped drawing room. The classical proportions of the room are further enhanced by the panelled ceiling with fine moulding work, twin cream marble fireplaces, and exposed floor boards. Across the landing, the bright double aspect morning room with domed glass cupola floods light into the wide bifurcated staircase. This floor also benefits from a fully fitted family galley kitchen.







SECOND FLOOR

The master bedroom suite occupies the whole of the second floor. The bedroom has three large south-facing windows, a fireplace with seating area, and built-in storage. There is a large dressing room with fitted cabinetry and contrasting 'his & hers' bathrooms.



Master Suite



Guest Suites



THIRD FLOOR

Two large guest suites are arranged over the third floor.
Each has a private bathroom and built-in storage.



Ancillary Accommodation

(LOWER GROUND FLOOR)



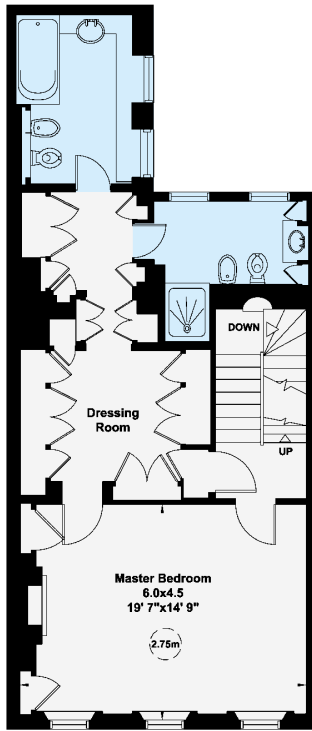
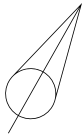
STAFF SUITE • PROFESSIONAL KITCHEN • VAULT STORAGE



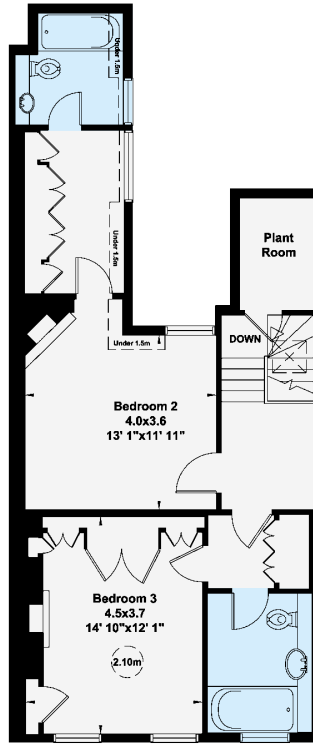
APPROXIMATE GROSS INTERNAL AREA

4,623 Sq Ft / 430 Sq M
including any / all areas under
1.5m head height and vaults

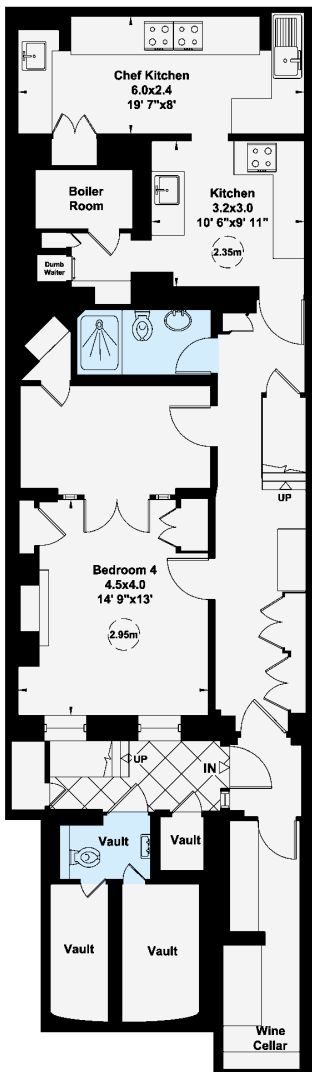
4,465 Sq Ft / 415 Sq M
excluding any / all areas
under 1.5m head height
and vaults



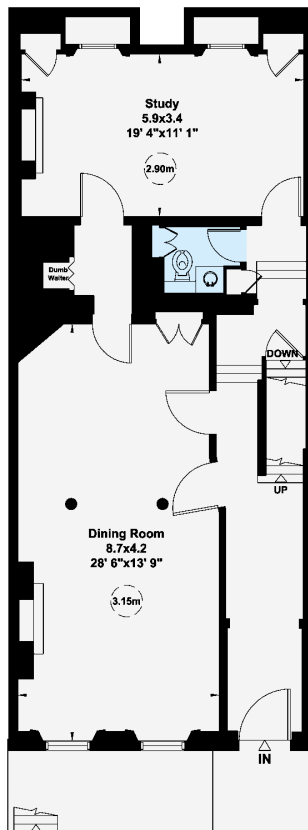
SECOND FLOOR



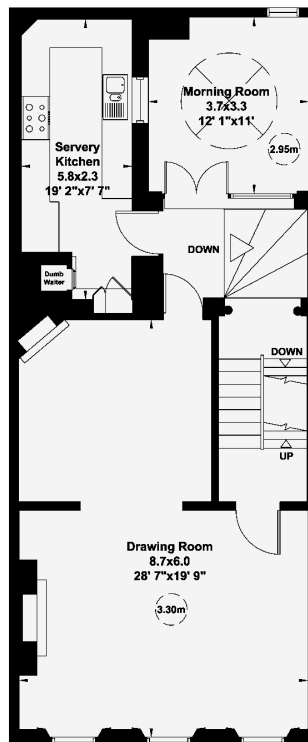
THIRD FLOOR



LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



TERMS

Tenure – Freehold
Price – £10,750,000

Sole Agent



102 Mount Street, London W1K 2TH

T: 020 7529 5566

wetherell.co.uk

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. August 2016.