



TWENTY TWO  
MOUNT STREET  
MAYFAIR









## THE HEART OF MAYFAIR

At the heart of London's most exclusive borough lies the globally renowned Mount Street. With its boutique shops, art galleries, designer labels and café culture, Mayfair has risen as the prestigious, sophisticated and luxurious centre of cosmopolitan London.

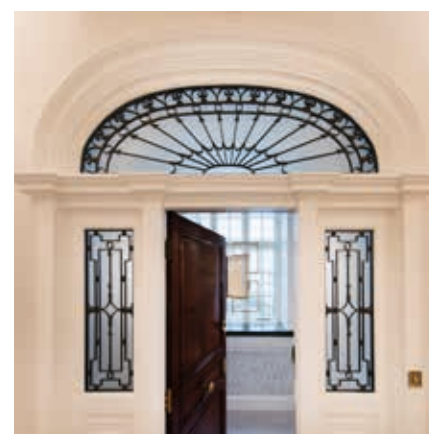
With Scott's restaurant and The Connaught Hotel on your doorstep and the green spaces of Grosvenor Square, Mount Street Gardens and the Royal Parks just around the corner. With its quintessentially British architecture, high-end retail and gourmet gastronomy, Mount Street is surely among London's finest addresses.











## THE RESIDENCE

The discreet entrance to 22 Mount Street is adjacent to the highly-acclaimed Scott's restaurant. The residence occupies the entire first floor and has nearly 50 feet of south-facing living space overlooking Mount Street. Laid out laterally over one floor, the three bedrooms enjoy a peaceful rear aspect and an abundance of natural light.

The residence has been completely refurbished, whilst the wonderful period charm has been carefully restored and celebrated. The apartment has a timeless and elegant interiors scheme with air conditioning throughout, sophisticated technology, bespoke furniture and fixtures and fittings.

Fully turnkey, the apartment is ready for the most discerning of lifestyle occupiers.







SOPHISTICATED AND SPACIOUS RECEPTION ROOM WITH SOFT COLOURS, ELEGANT FURNITURE AND BESPOKE LIGHT FEATURES.





SOLID OAK HERRINGBONE FLOORING AND BESPOKE JOINERY RUN THROUGHOUT THE APARTMENT.







DINING ROOM WITH CUSTOM-BUILT DINING TABLE AND STRIKING CENTRAL LIGHT FEATURE WITH LARGE BAY WINDOWS OVERLOOKING MOUNT STREET.





BESPOKE FITTED KITCHEN WITH DUCK-EGG BLUE UNITS AND ITALIAN STATUARIO VENATO MARBLE WORKTOP AND SPLASH BACK. GAGGENAU APPLIANCES USED THROUGHOUT, INCLUDING GAS HOB, OVEN AND AMERICAN-STYLE FRIDGE-FREEZER.





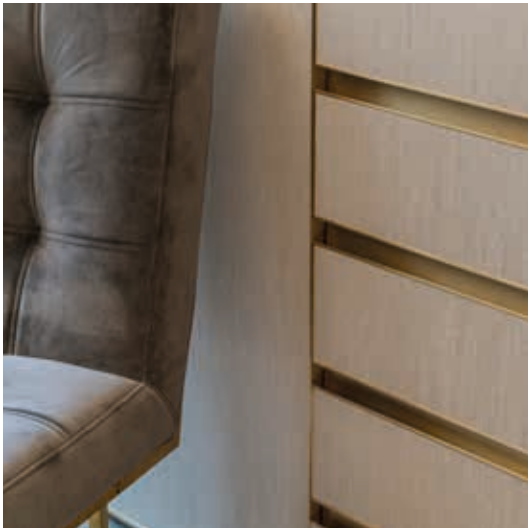
SPACIOUS MASTER BEDROOM WITH KING-SIZE BED AND FREESTANDING STONE BATH, OBSCURED BY DECORATIVE ROOM PARTITION.



MASTER BATHROOM WITH ITALIAN BARDIGLIO NUVOLATO MARBLE TO FLOOR AND WALLS. SPACIOUS DRESSING ROOM WITH CUSTOM-BUILT VANITY UNIT.







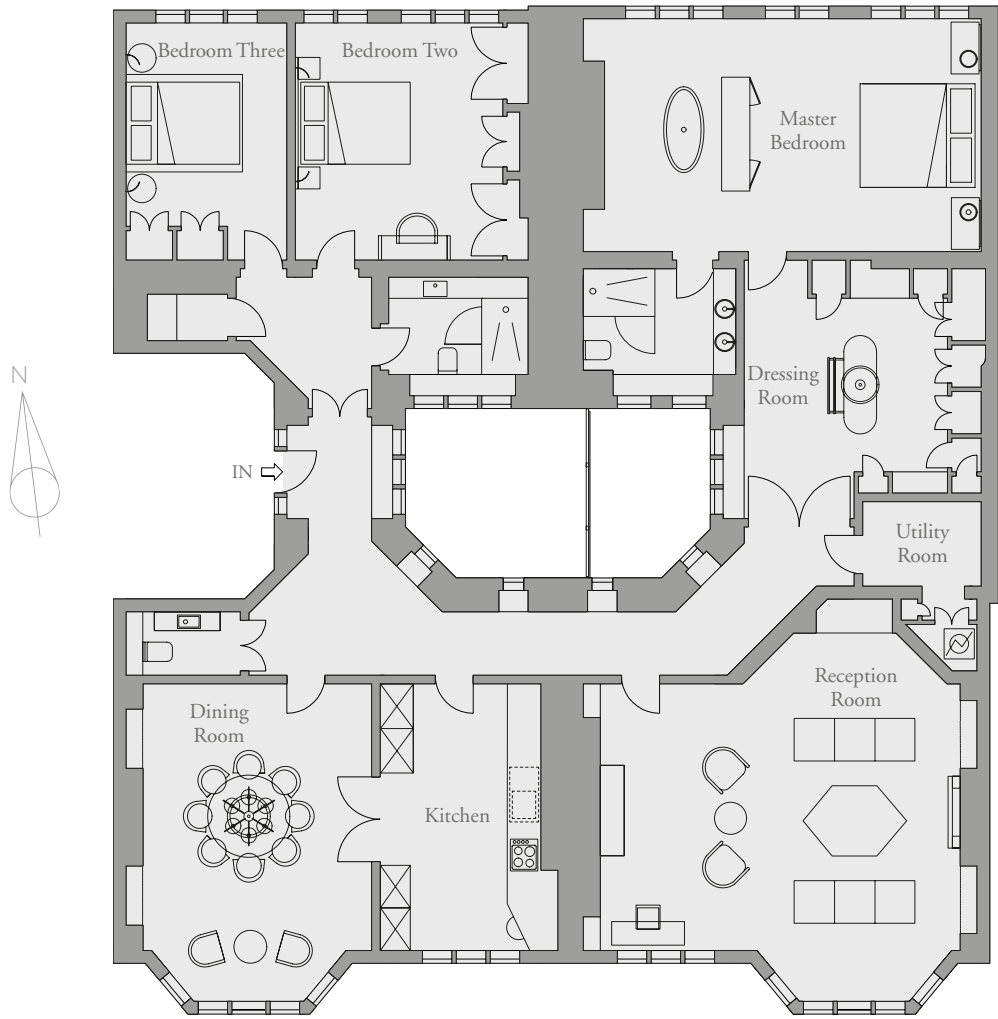
TWO FURTHER GUEST BEDROOMS ARE SITUATED AT THE REAR OF THE PROPERTY.  
ALL ROOMS ARE FULLY AIR CONDITIONED AND BENEFIT FROM NATURAL LIGHT.





FLOORPLAN

Approximate Gross Internal Area  
221.85 Square Metres (2,388 Square Feet)



FIRST FLOOR

Reception Room  
7.16m x 6.78m (23'6" x 22'3")

Dining Room  
5.79m x 4.34m (19' x 14'3")

Kitchen  
4.80m x 2.90m (15'9" x 9'6")

Utility Room  
2.13m x 1.52m (7' x 5')

Master Bedroom  
6.78m x 4.19m (22'3" x 13'9")

Dressing Room  
3.66m x 3.51m (12' x 11'6")

Bedroom Two  
4.27m x 3.73m (14' x 12'3")

Bedroom Three  
4.27m x 2.90m (14' x 9'6")







SPECIFICATIONS

COOLING, HEATING  
AND PLUMBING

Daikin comfort heating and cooling system in all principal rooms, including guest bedrooms

Underfloor heating to all washrooms, utility room and corridor

Heated towel rails in all washrooms

Megaflow high pressure hot water system

Gas fireplaces

SECURITY

BPT door entry system with wireless colour video monitor

Police monitored, Banhams grade 2 hard wired integrated intruder alarm with motion sensors

Hard wired smoke and fire detection system

LIGHTING

Control4 intelligent lighting system throughout

Scenes to be set to buyer requirements

Whole house on/off functionality

Integrated astronomical clock

‘Holiday’ mode to simulate occupancy

Internal wardrobe and vanity unit lighting

KITCHEN

Bespoke fitted kitchen with worktop and splashback in Italian Statuario Venato marble

Gaggenau gas hob

Gaggenau oven

Gaggenau combi oven/microwave

Gaggenau American style fridge/freezer

AUDIO VISUAL

A comprehensive cabling infrastructure including high band width CAT 6 cabling to suit most audio visual, data and IT requirements

Control4 home automation system with extensive expansion capabilities, controlled by wall panels and portable iPads

4k Samsung TVs

Fibre optic future proof wiring to all TV points

Wired for surround sound

Multi room audio and video system with 4K video distribution to all TV points

Pre-wired for home telephone and gigabit

Complete coverage of gigabit Wi-Fi throughout

Remote access to monitor and control apartment

Shared patch panel with AV to allow for optimum convergence of AV/ IT as future technology allows

Infrastructure ready for Sky/ foreign satellite

Concealed TV in living room, accessible via automated TV lift in joinery

FURNITURE, FIXTURES  
AND FITTINGS

Hand painted wallpaper to Living Room by Fromental

Lighting by Michael Anastassiades and Gabriel Scott

Custom built dining room table in mother of pearl with brushed brass base

Bespoke brass desk to sitting room

Eucalyptus and leather wet bar/media unit to living room

Bespoke upholstery throughout

Bespoke headboards featuring hand crafted and hand painted wallpapers by de Gournay and Fromental

Ralph Lauren accessories

Bespoke joinery throughout, eucalyptus with cedar interiors, doors wrapped in custom wallpaper and trimmed in solid brass

Hand made silk curtains throughout

Sanitaryware by Waterworks in solid brass

Ironmongery by Joseph Giles in antiqued brass

Bespoke Greek Nestos marble sink to WC

Master bathroom in Italian Bardiglio Nuvolato marble to floor, walls and vanity unit

Bathroom Two in Italian Violetta marble to floor, walls and vanity unit

Custom coloured solid oak herringbone floor throughout

OTHER

Art by Maddox Gallery (via separate negotiation)

Parking in a secure underground car park on neighbouring Adam’s Row

Gym/ spa facilities available upon request at The Connaught Hotel







LOCATION

Mount Street is the very centre of Mayfair, benefitting from global fashion brands, Michelin starred restaurants, prestigious private members' clubs, five star hotels and acclaimed art galleries on its doorstep.





FLAT ONE  
22 MOUNT STREET  
MAYFAIR

Leasehold

Local Authority - City of Westminster

EPC Rating: E

Price on application



Alastair Nicholson  
Knight Frank LLP  
120a Mount Street  
Mayfair  
London  
W1K 3NN  
United Kingdom

T +44 20 7647 6612  
S +44 20 7499 1012  
M +44 7436 165 017

[alastair.nicholson@knightfrank.com](mailto:alastair.nicholson@knightfrank.com)

[KnightFrank.com](http://KnightFrank.com)



WETHERELL

James McManus  
Wetherell  
102 Mount Street  
Mayfair  
London  
W1K 2TH  
United Kingdom

T +44 20 7529 5571  
S +44 20 7493 6935  
M +44 7969 570 123

[jrbm@wetherell.co.uk](mailto:jrbm@wetherell.co.uk)

[Wetherell.co.uk](http://Wetherell.co.uk)

A DEVELOPMENT BY

EVANS CAPITAL PARTNERS

ASQUITH | SPENCER

IMPORTANT NOTICE

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP or Wetherell in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor Wetherell have any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. Particulars dated: October 2017. Photographs dated: September 2017. Knight Frank LLP is a limited liability partnership registered in England with registered number OC305934. Our registered office is 55 Baker Street, London, W1U 8AN, where you may look at a list of members' names.



