

UPON THE INSTRUCTIONS OF
ROYAL NAVAL VOLUNTEER RESERVE
OFFICERS' ASSOCIATION

The Naval Club

38 HILL STREET

MAYFAIR W1

A MAGNIFICENT GEORGIAN MANSION
ORIGINALLY BUILT IN 1748-49



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A RARE OPPORTUNITY TO RESTORE AN 18th CENTURY MAYFAIR MANSION

In private ownership until World War II, the property was requisitioned for use as a London headquarters by the Army's Auxiliary Territorial Service. In 1946 the freehold of 38 Hill Street was purchased and became the home of the Royal Naval Volunteer Reserve (RNVR) and then The Naval Club - a private members club where active and reserve Naval officers and other members could socialise.



38 Hill Street, Mayfair

INTRODUCTION

THE NAVAL CLUB ON HILL STREET IN MAYFAIR IS FOR SALE

A Freehold landmark commercial / residential building providing the opportunity for a new headquarters building, private members club, hotel or residential use as “a Mayfair Mansion” or multiple units.

The imposing Grade II listed building is located on a wide and deep corner plot, offering substantial accommodation over basement, ground and four upper floors. The size of the floorplates and historic range of uses lends the building to a diverse range of potential future commercial, hospitality or residential uses.

38 Hill Street is one of the largest and most prestigious commercial / residential buildings in London’s Mayfair offering 17,131 sq.ft. (1,591.5 sq.m) of accommodation including grand state rooms and staircase, providing the buyer with an opportunity for future uses as either commercial or residential, subject to necessary listed building and planning approvals.

38 Hill Street would be perfect as a luxury headquarters building for a corporation or Private Family Office wanting a landmark building in the heart of Mayfair, alternatively a hotel group or leisure operator could refurbish the property as a branded private members club or create one of the finest boutique hotels in Mayfair.

As a boutique hotel 38 Hill Street could provide bedrooms and suites, alongside concierge reception, lounges, cocktail bar, fine dining and entertaining rooms on the ground and first floors with a gymnasium and back-of-house facilities on the basement level.

As residential, the building could revert to its original use as a substantial Mayfair home, multi-unit residential development or an Embassy / Ambassador’s residence.



COMPUTER GENERATED IMAGE

First floor grand reception room, originally interior designed in Louis XVI style in 1905 by architect William Flockhart. CGI image shows the reception room dressed and interior designed as a grand salon. Image by Casa E Progetti.



**COMPUTER
GENERATED IMAGE**

Ground floor state room
and Naval Club bar.
CGI image shows the
state room and bar
area transformed into
a magnificent morning
room with adjoining
media lounge area.
Image by Casa E Progetti.



COMPUTER GENERATED IMAGE

Ground floor dining room overlooking Hill Street. Used by The Naval Club as a club room. The CGI image shows the room returned to its original use as a grand formal dining room. Image Credit: Casa E Progetti.



38 Hill Street, Mayfair

HISTORY

THE GRAND GEORGIAN BUILDING AT 38 HILL STREET WAS ORIGINALLY BUILT IN 1748-49, DESIGNED BY ARCHITECT BENJAMIN TIMBRELL, UNDER THE AUSPICES OF LOCAL LANDOWNER LORD BERKELEY

One of the early occupants was John Pitt, 2nd Earl of Chatham (1756-1835), the First Lord of the Admiralty and brother of William Pitt the Younger, who served as Prime Minister between 1793-1801 and 1804-1806. As the London home of the Pitt family 38 Hill Street hosted political figures, Royalty and senior Naval staff and in the 1800s the building was enlarged at the rear to allow for grand entertaining.

In the late 1890s the property was purchased by E G “Isaac” Raphael, the head of an affluent family who had made a fortune from finance, publishing and property including the building of Raphael Street in Knightsbridge. In 1905 Raphael commissioned

William Flockhart, architect to the Edwardian super-rich, to refurbish 38 Hill Street including a dark stock brick exterior with canted bay, Portland stone entrance porch, elegant entrance hall with circular staircase and a vast first floor Louis XVI style drawing room.

The mansion remained in private ownership until World War II, when it was requisitioned for use as a London headquarters by the Auxiliary Territorial Service, as the women’s arm of the British Army was then known.

As early as 1943 the Royal Naval Volunteer Reserve (RNVR) Officers serving in nearby Whitehall had an aspiration to keep in touch when the war was over and have a private members

club where active and reserve Naval officers could socialise. So in 1946, with the help of the Astor family, the freehold of 38 Hill Street was purchased from the Raphael family and it has been the home of the RNVR and The Naval Club ever since. Notable members of The Naval Club have included Viscount Astor, Lord Louis Mountbatten, 1st Earl Mountbatten of Burma, and Harold Watkinson, 1st Viscount Watkinson with guests including HM The Queen, HRH The Duke of Edinburgh and HRH The Prince of Wales. It is believed that during the 1950s members of ‘The Thursday Club’, portrayed in The Crown Netflix TV series as Prince Philip’s weekly escape from Royal life, socialised at The Naval Club.



38 Hill Street, Mayfair



One of a number of fine and handsome houses in Hill Street built during the early part of the eighteenth century.

Walking down Hill Street in the 1890's, Max Beerbohm felt *"Very well bred and though not clever – very proud."*

Sir Henry Maximilian "Max" Beerbohm was an English essayist, parodist and caricaturist under the signature Max. He first became known in the 1890s as a dandy and a humourist.

Vintage 1905 Photograph of Hill Street, Mayfair, London
© Infinity Images/Alamy Stock Photo



38 Hill Street, Mayfair

MAYFAIR

BORDERING THE OPEN AND
LEAFY SPACES OF HYDE PARK
AND GREEN PARK, MAYFAIR IS
ONE OF THE WORLD'S MOST
DESIRABLE DISTRICTS



The Naval Club

38 HILL STREET

MAYFAIR W1





38 Hill Street, Mayfair

LOCATION

38 HILL STREET IS LOCATED IN THE HEART OF RESIDENTIAL MAYFAIR

Mayfair is synonymous for elegant Georgian townhouses, the “big addresses” of Park Lane and Grosvenor Square plus the charm of living in “Mayfair Village”.

For those that either live, work or visit Mayfair, the area offers a unique environment of exclusive hotels and gourmet restaurants. Its world-famous retailers include bespoke tailors on Savile Row and designer fashion boutiques on Bond Street. Shoppers also head to the high-end retail addresses of Regent Street, Burlington Arcade plus Mount Street and Albemarle Street for their cluster of destination boutiques.

Culture is at the heart of Mayfair with its cool modern art galleries of Cork Street / Old Burlington Street to the abundance of cultural offerings from The Royal Academy of Arts to The Royal Institution of Great Britain.



- 1 The Connaught

2 The Dorchester

3 The Ritz

4 The Cheval Blanc Hotel (2025)

5 Claridge's
- 6 The Rosewood Chancery (2024)

7 Four Seasons

8 Scott's

9 Le Gavroche

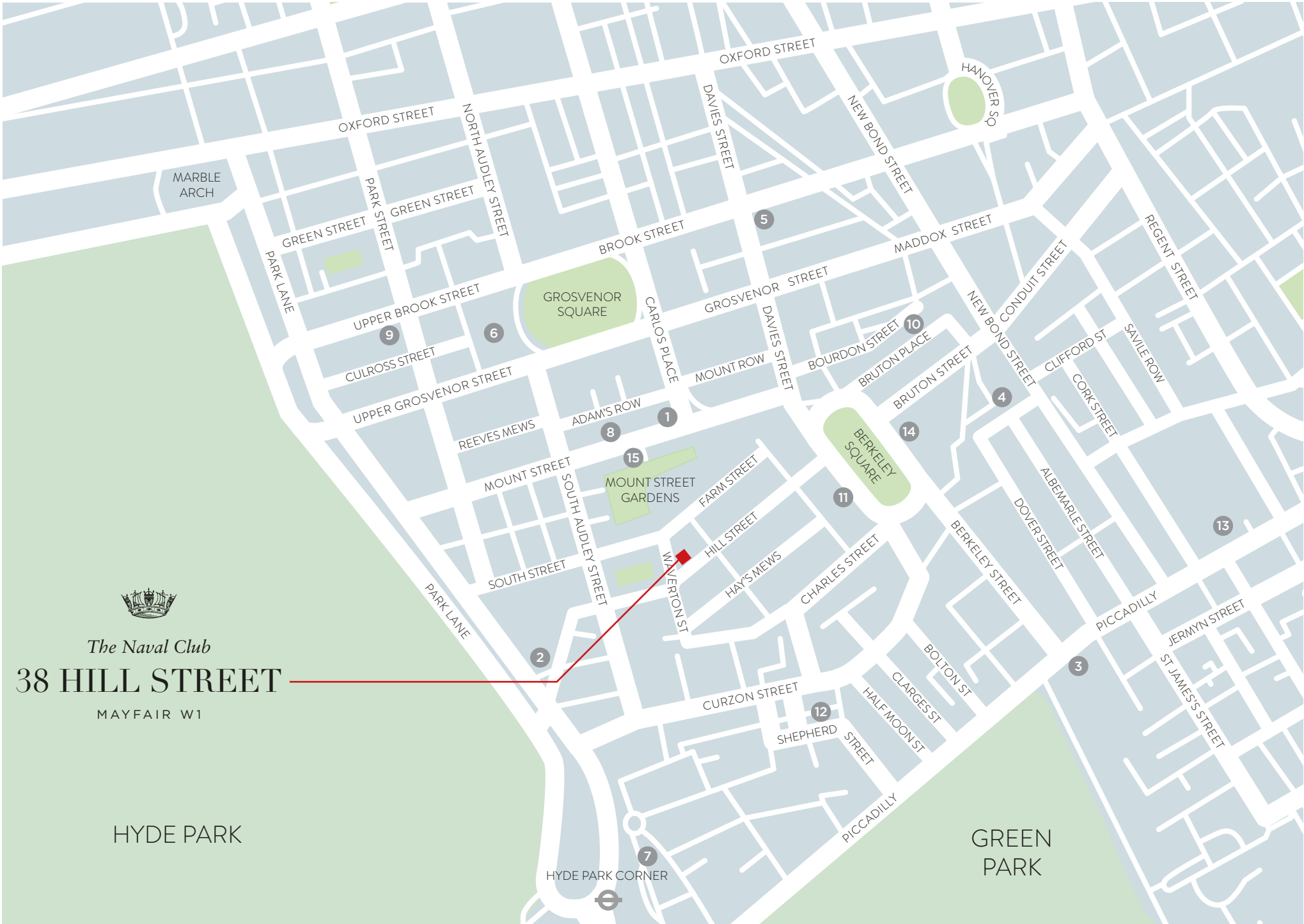
10 Bellamy's
- 11 Annabel's

12 5 Hertford Street

13 The Royal Academy

14 Jack Barclay

15 Wetherell




The Naval Club
38 HILL STREET
MAYFAIR W1

HYDE PARK

GREEN PARK



ENTRANCE HALL

The elegant entrance hall opens out before a perfect example of a nineteenth century circular staircase with wrought iron and brass balustrades.





THE INNER HALLWAY

Leading to the reading room and the bar with staircase leading to the Louis XVI style state room / dining room.

The public rooms provide a fascinating record of how Georgian, Victorian and Edwardian Londoners lived.

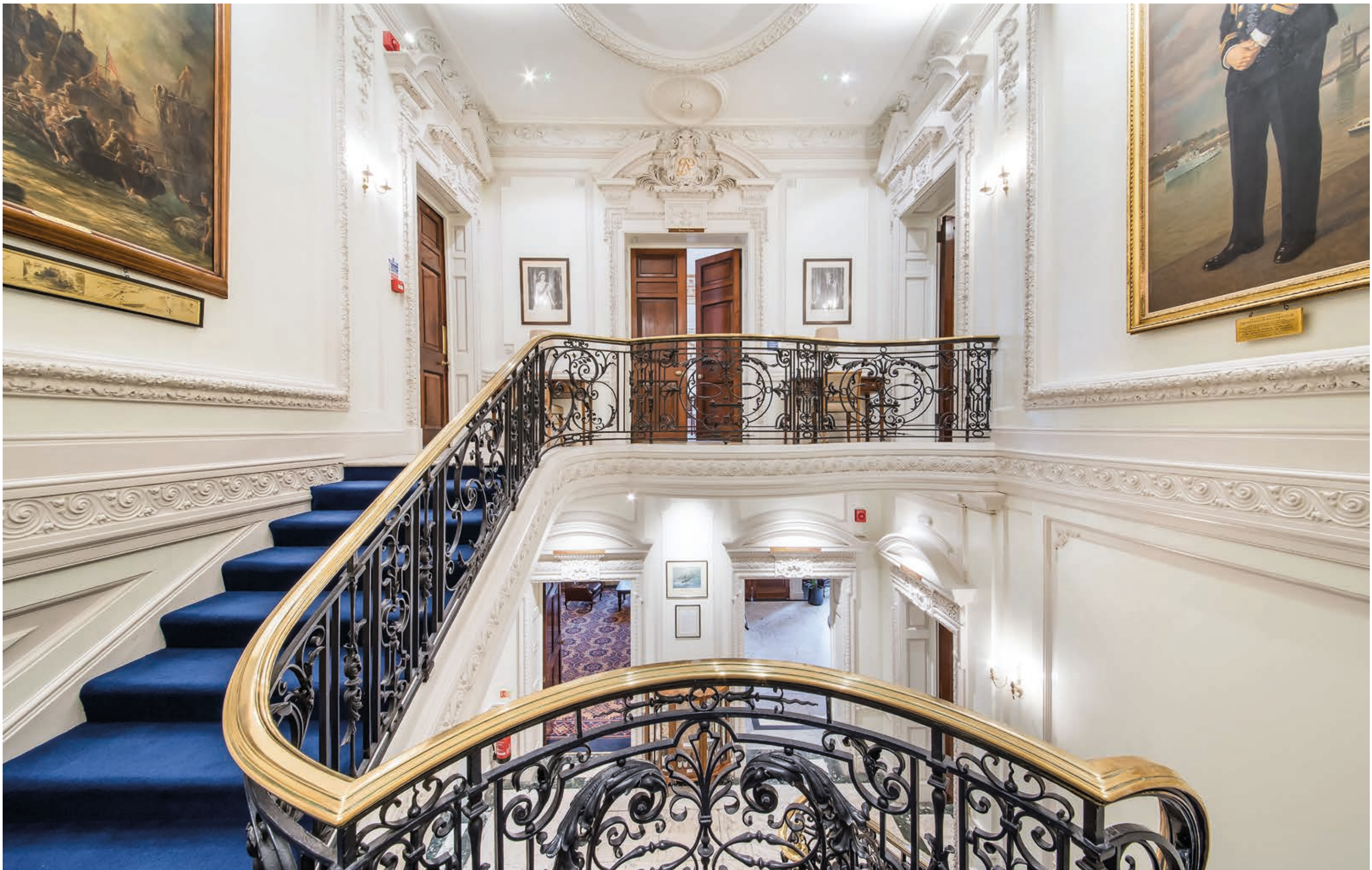


THE BAR

As far back as 1943, RNVR Officers serving in Whitehall had in mind the formation of an Association which would enable Reserve Officers to keep in touch with each other. A place to meet, relax and reminisce with others who experienced similar service with the Navy.

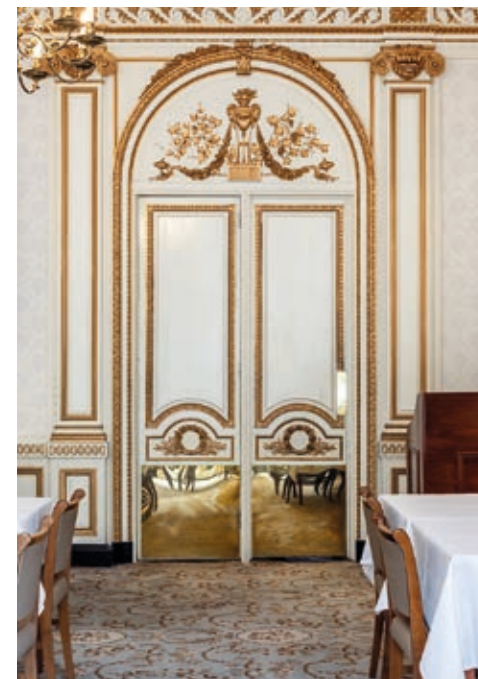
By 1945 88% of all officers serving in the Royal Navy held RNVR commissions. At its peak RNVR numbered 58,000 officers and 5,000 ratings.







Computer generated image showing the first floor Louis XVI reception room transformed into a grand double reception room. Image by Casa E Progetti.



THE DINING ROOM

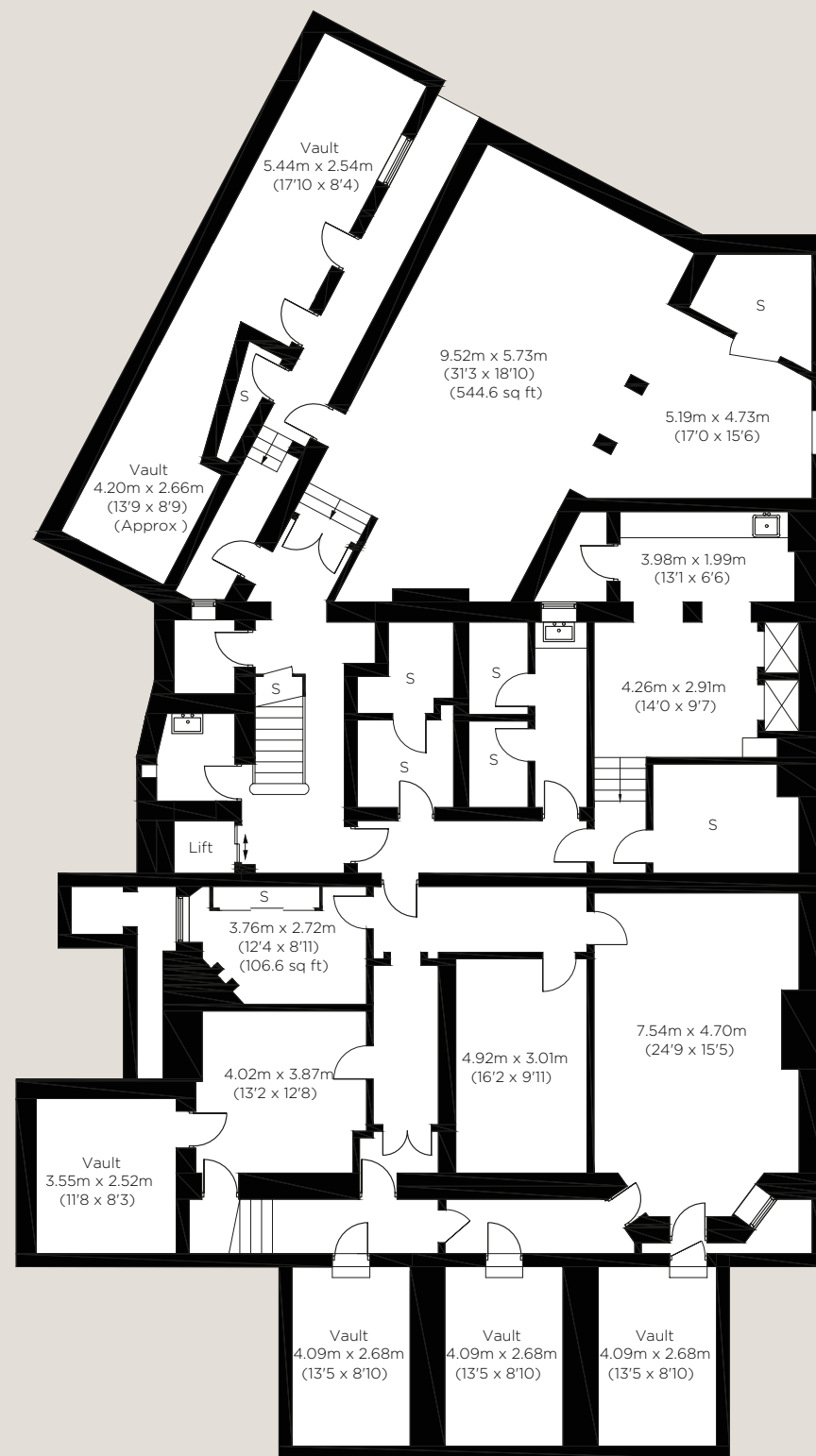
The Louis XVI state room / drawing room leading to rear kitchen.

Formerly an impressive L-shaped reception of 13.94m x 12.26m / 45'9 x 40'3.



THE READING ROOM

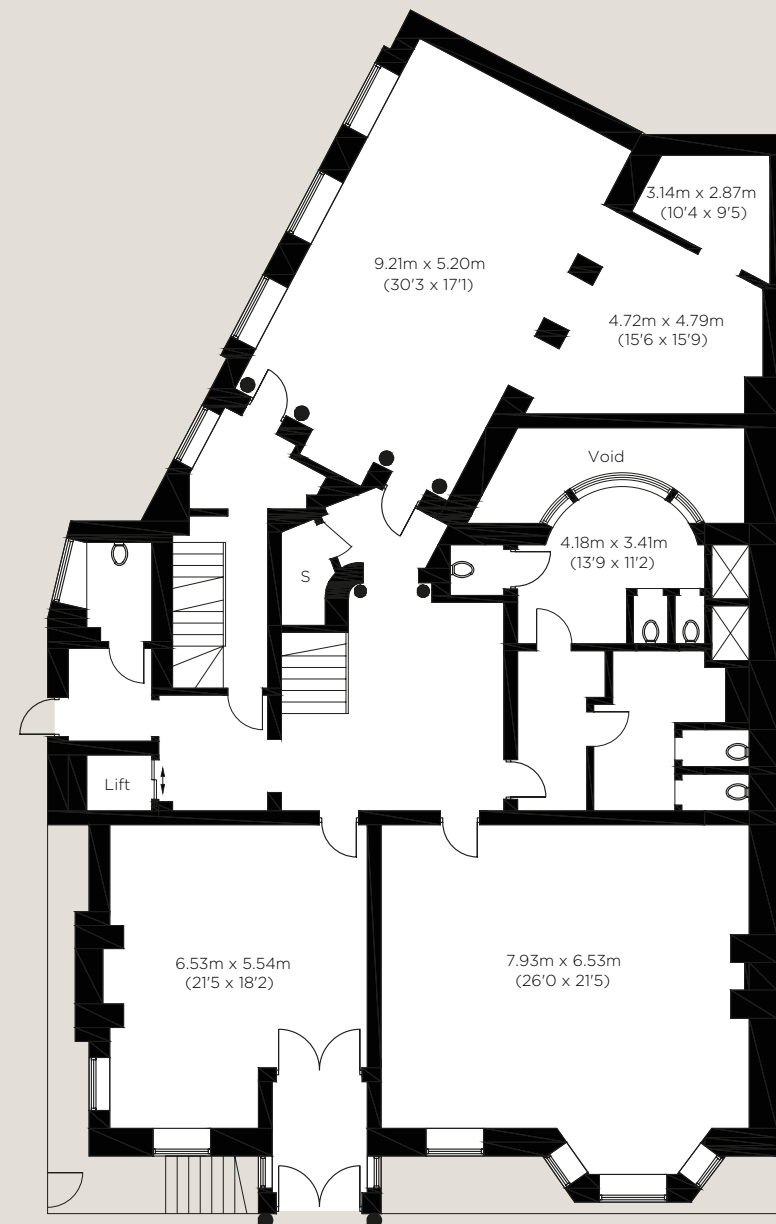
Formerly the ground floor dining room.
7.93m x 6.53m / 26'0 x 21'5.



BASEMENT

GROSS INTERNAL AREA 291.4 sq. m (3,137 sq. ft)

NET INTERNAL AREA 201.2 sq. m (2,165.7 sq. ft)



GROUND FLOOR

GROSS INTERNAL AREA 268.0 sq. m (2,885 sq. ft)

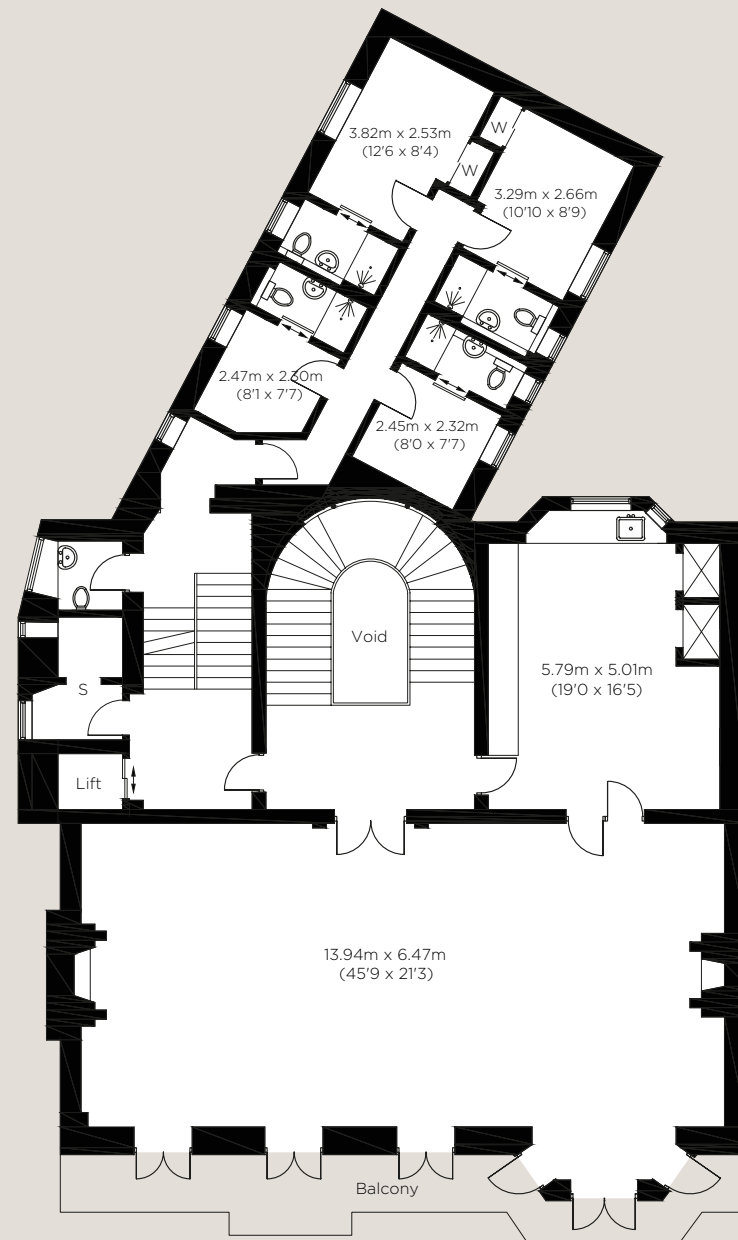
NET INTERNAL AREA 174.9 sq. m (1,882.6 sq. ft)

TOTAL GROSS INTERNAL AREA

1,591.5 SQ. M (17,131 SQ. FT)

TOTAL NET INTERNAL AREA

1,181.9 SQ. M (12,721.8 SQ. FT)



FIRST FLOOR

GROSS INTERNAL AREA 249.8 sq. m (2,689 sq. ft)

NET INTERNAL AREA 176.4 sq. m (1,898.8 sq. ft)



SECOND FLOOR

GROSS INTERNAL AREA 246.5 sq. m (2,653 sq. ft)

NET INTERNAL AREA 200.7 sq. m (2,160.3 sq. ft)



FOURTH FLOOR

GROSS INTERNAL AREA 181.3 sq. m (1,951 sq. ft)

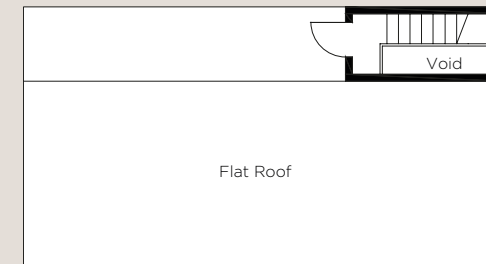
NET INTERNAL AREA 150.1 sq. m (1,615.7 sq. ft)



THIRD FLOOR

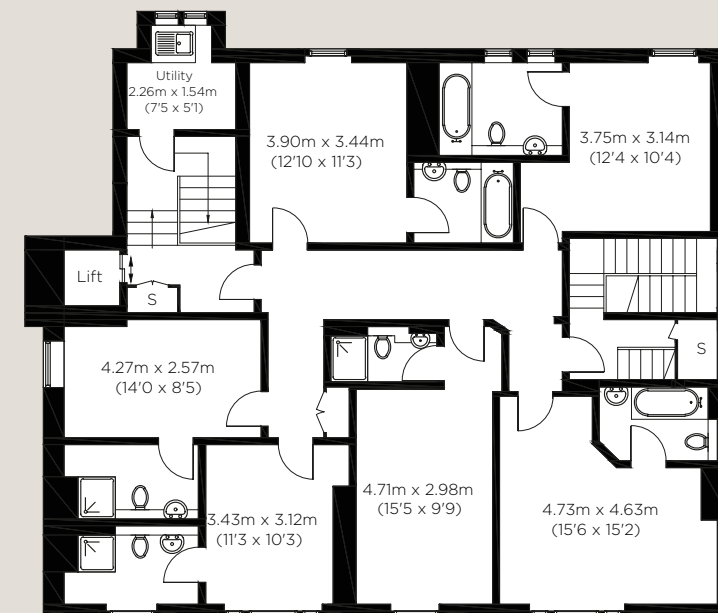
GROSS INTERNAL AREA 190.9 sq. m (2,055 sq. ft)

NET INTERNAL AREA 153.6 sq. m (1,653.3 sq. ft)



SIXTH FLOOR

GROSS INTERNAL AREA 2.4 sq. m (26 sq. ft)



FIFTH FLOOR

GROSS INTERNAL AREA 161.2 sq. m (1,735 sq. ft)

NET INTERNAL AREA 125.0 sq. m (1,345.4 sq. ft)



The Naval Club

38 HILL STREET

MAYFAIR W1



PLAQUE

Visit by HM The Queen and HRH the Duke of Edinburgh on the occasion of the 50th Anniversary of the formation of the RNR Officers' Association (1992).



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WETHERELL

MAYFAIR'S FINEST PROPERTIES

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