



UPPER BROOK STREET
MAYFAIR

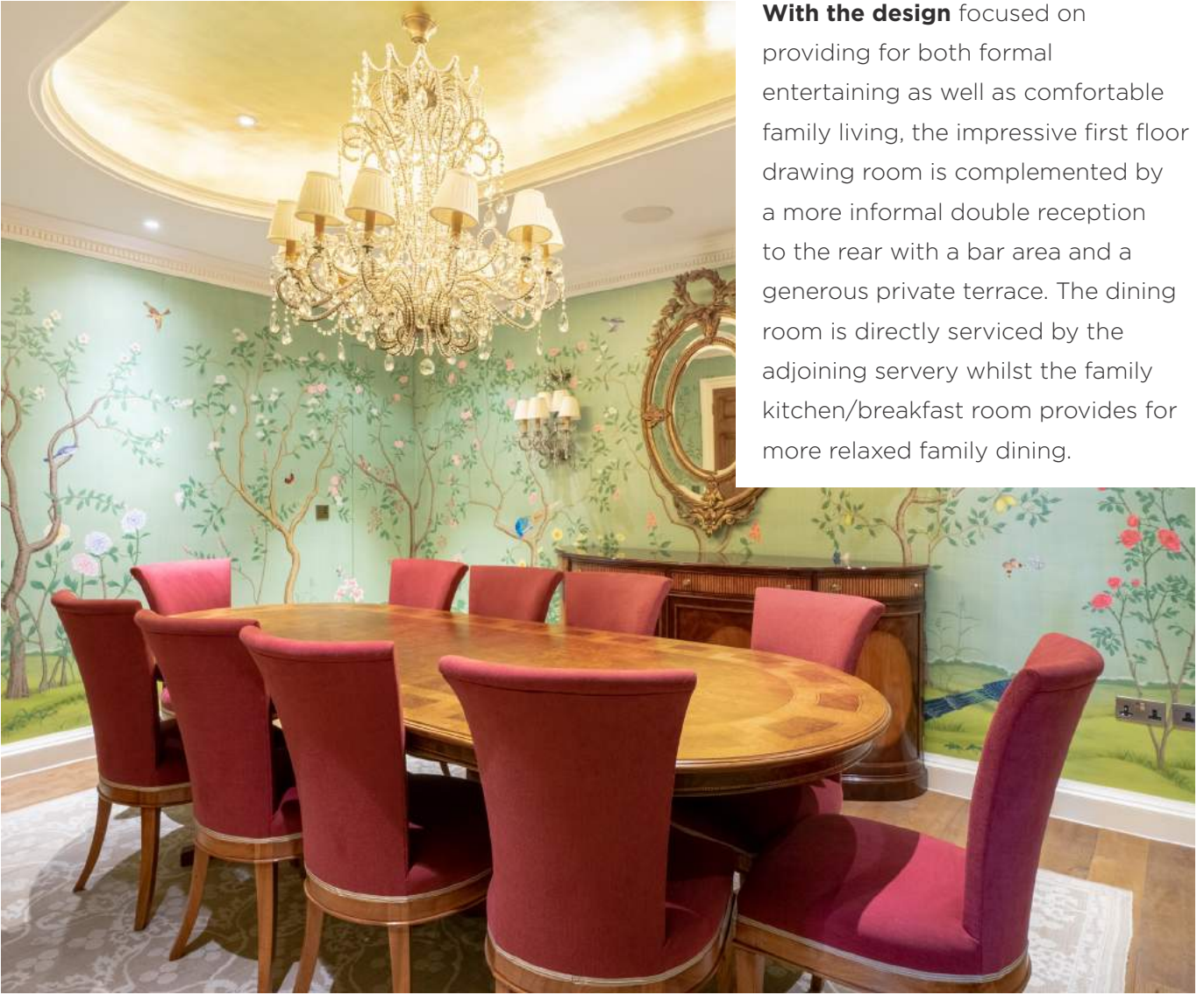


An important, Grade II listed early Georgian townhouse of 4,847 square feet which has recently been the subject of a meticulous program of refurbishment whilst retaining a respectful preservation of the original features that form the character of the building.

The house is well-positioned just off Grosvenor Square and with the newly transformed North Audley Street with its array of fine restaurants and shops just moments away. The house is also adjacent to the former US Embassy, now under construction to become a world class Rosewood Hotel which will undoubtedly become one of the most sought after addresses in years to come.



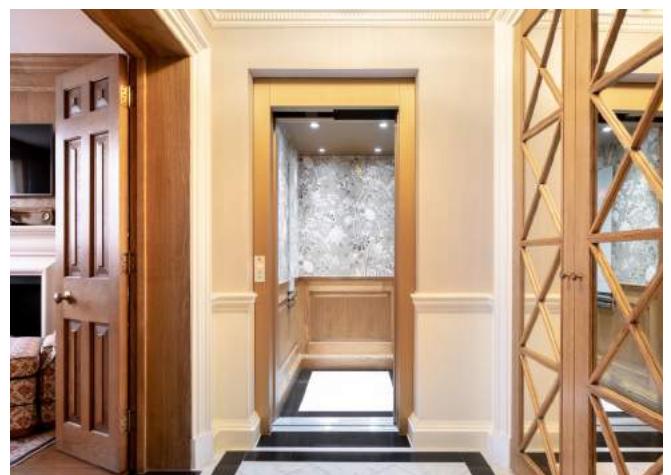
With the design focused on providing for both formal entertaining as well as comfortable family living, the impressive first floor drawing room is complemented by a more informal double reception to the rear with a bar area and a generous private terrace. The dining room is directly serviced by the adjoining servery whilst the family kitchen/breakfast room provides for more relaxed family dining.

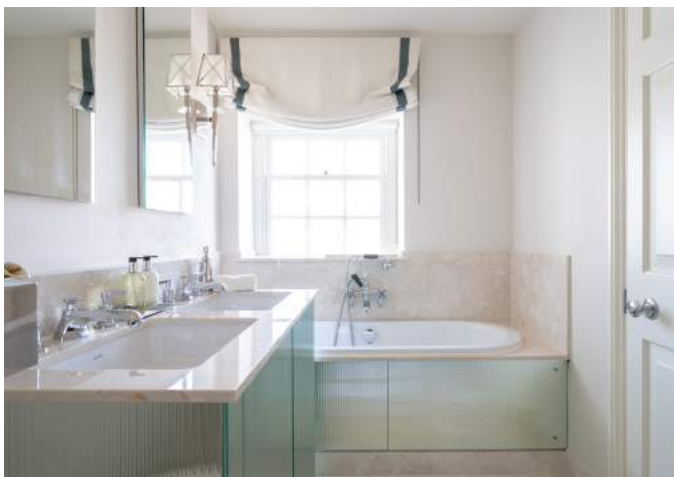






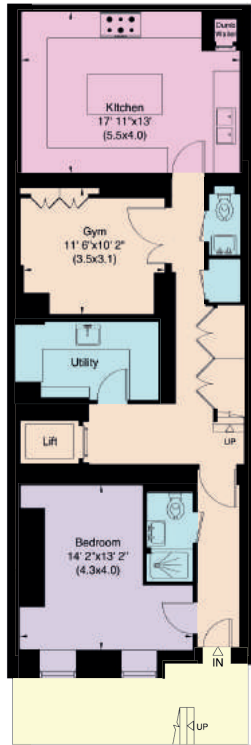
The second floor is entirely dedicated to the master suite with full dressing room as well as 'his & hers' bathrooms. Three further bedroom suites and a fourth occasional bedroom are found on the upper levels with a generous passenger lift servicing all floors. A sixth bedroom suite, ideally suited to live in 'staff' and a functional gym can also be found on the lower ground floor.



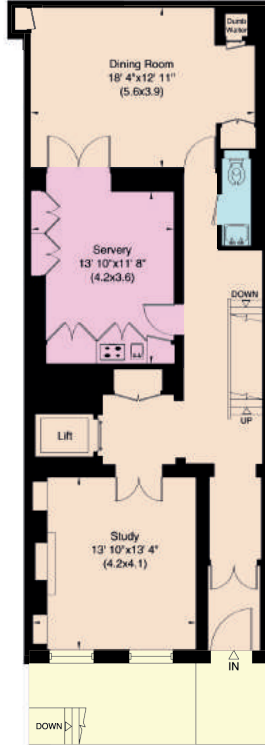


Upper Brook Street, W1

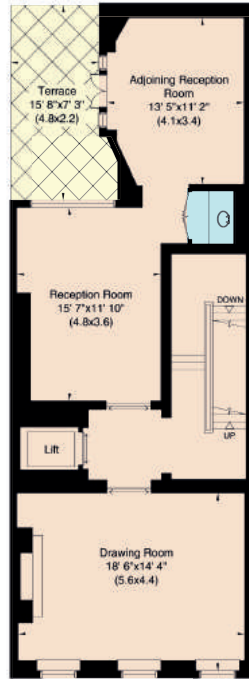
Approximate Gross Internal Area = 4,847 sq ft / 450 sq m



Lower Ground Floor



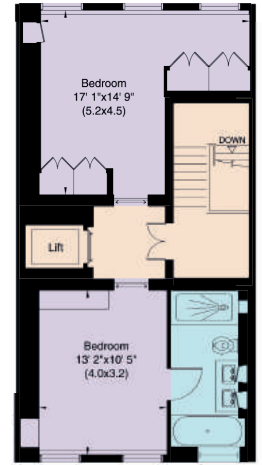
Ground Floor



First Floor



Second Floor



Third Floor



Fourth Floor

ACCOMMODATION

- Entrance Hall
- Study
- Formal Dining Room
- Formal Drawing Room
- Library
- Informal reception room
- Master Bedroom Suite
- Three Further Bedroom Suites
- 'occasional' bedroom
- Staff suite
- Servery
- Utility Room
- Gym
- Family Kitchen
- Passenger lift to all floors

Price Upon Application

Tenure:
**125 Year 'Contracted Out' lease from
 The Grosvenor Estate**

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

Sole Selling Agents:



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— PROPERTY PARTNERS —

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