# $N^{\circ}7$ CHARLES STREET LONDON REDD







## A MOST ELEGANT ADDRESS

JUST BEYOND THE DOORS OF THIS GRAND LISTED BUILDING, MOMENTS AWAY FROM BERKELEY SQUARE AND HYDE PARK, IS THE CITY'S FINEST DUPLEX COURTYARD RESIDENCE - A MAYFAIR MASTERPIECE YOU'LL WANT TO CALL HOME.

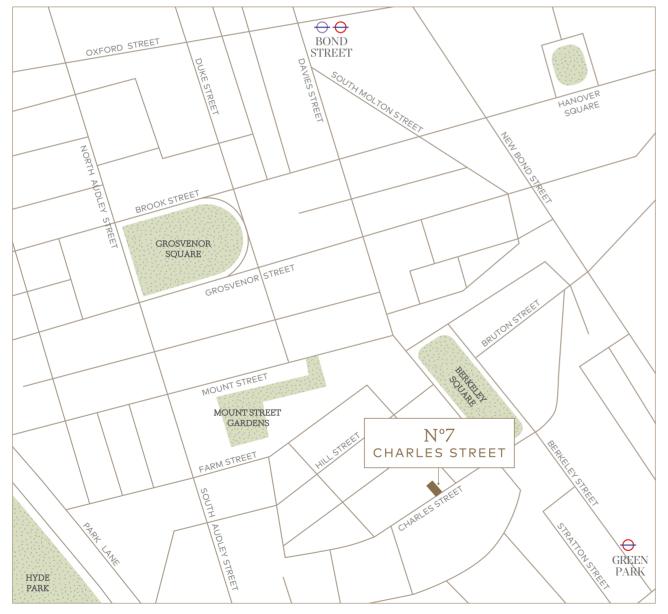
The Grade II listed Portland-stone clad Arts and Crafts style mansion was designed and built in 1900 by renowned architect F M Elgood. It is at the heart of the Mayfair Conservation Area in this highly sought-after, prestigious location.













### THE ADDRESS

HERE, ON THE SOUTHWEST CORNER OF BERKELEY SQUARE AT THE HEART OF MAYFAIR, YOU'LL FIND THE CITY'S BEST RESTAURANTS, BARS, LUXURY BOUTIQUES AND SOME OF THE WORLD'S MOST DISTINGUISHED GALLERIES.



Scott's, Sexy Fish, Hakkasan and Roka are all a stroll from Charles Street and perfect for leisurely suppers, while exclusive members' clubs Annabel's, Mark's Club and Harry's Bar are right on your doorstep. Bond Street and Mount Street have everything you could desire for retail therapy, from Alexander McQueen, Balmain, Céline, Hermès and Louboutin, and of course, there's Savile Row for the best made-to-measure suits in the world.

There's no shortage of greenery amongst the elegant squares and leafy parks of the Mayfair Conservation Area. Hyde Park, Green Park, St James's Park, Mount Street Gardens and Grosvenor Square are all a short walk.

The nearest tube station is Green Park with Jubilee, Piccadilly and Victoria lines, while Marble Arch is just a stroll away for the Central line.

























# YOUR SANCTUARY IN THE HEART OF MAYFAIR





SENSITIVELY REFURBISHED, THE SPACIOUS DUPLEX APARTMENT PROVIDES EXCEPTIONAL LIVING SPACES AND UP TO 3.4M CEILING HEIGHTS MATCHED BY IMPECCABLE INTERIOR DESIGN BY MULTI-AWARD-WINNING STUDIO TAYLOR HOWES.

The 3-bedroom property is set across the building's ground and lower ground floors and features a double-height stair gallery and a bespoke fitted bookcase that forms the dramatic centrepiece of the apartment.

A unique courtyard garden offers a tranquil retreat from the buzz of the city.

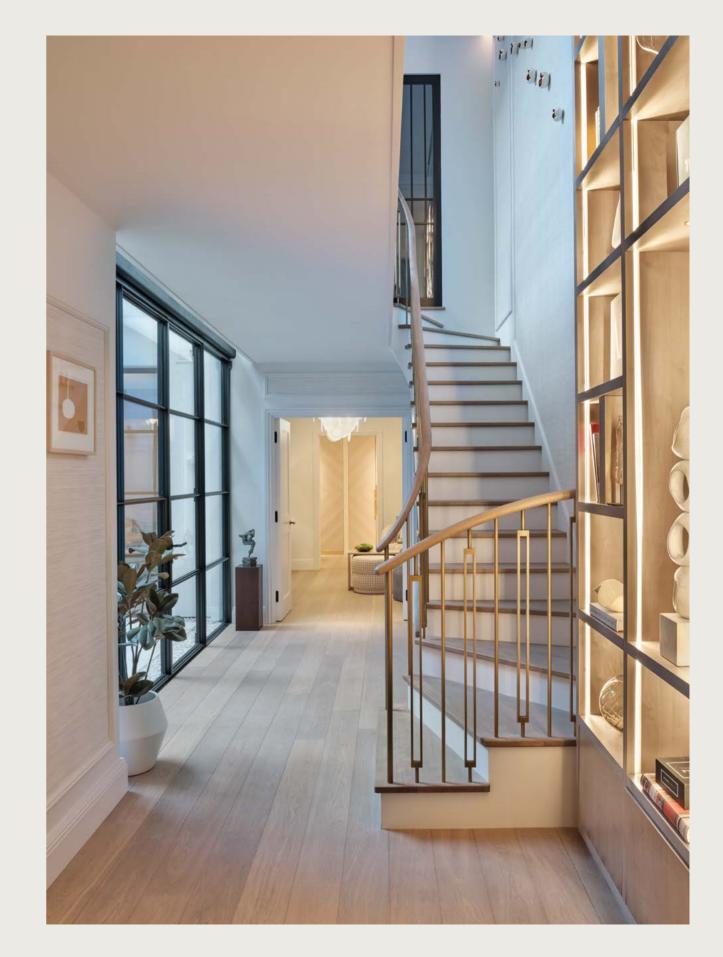
The living areas have been designed to maximise light and space, combining timeless sophistication with a contemporary flair. All bedrooms are en-suite and crafted with custom-designed joinery and finishes. The property features an elegant powder room, plenty of storage and a dedicated utility room.

The interiors pay homage to the prestige of the building and surrounding area and celebrate British craftsmanship and design.

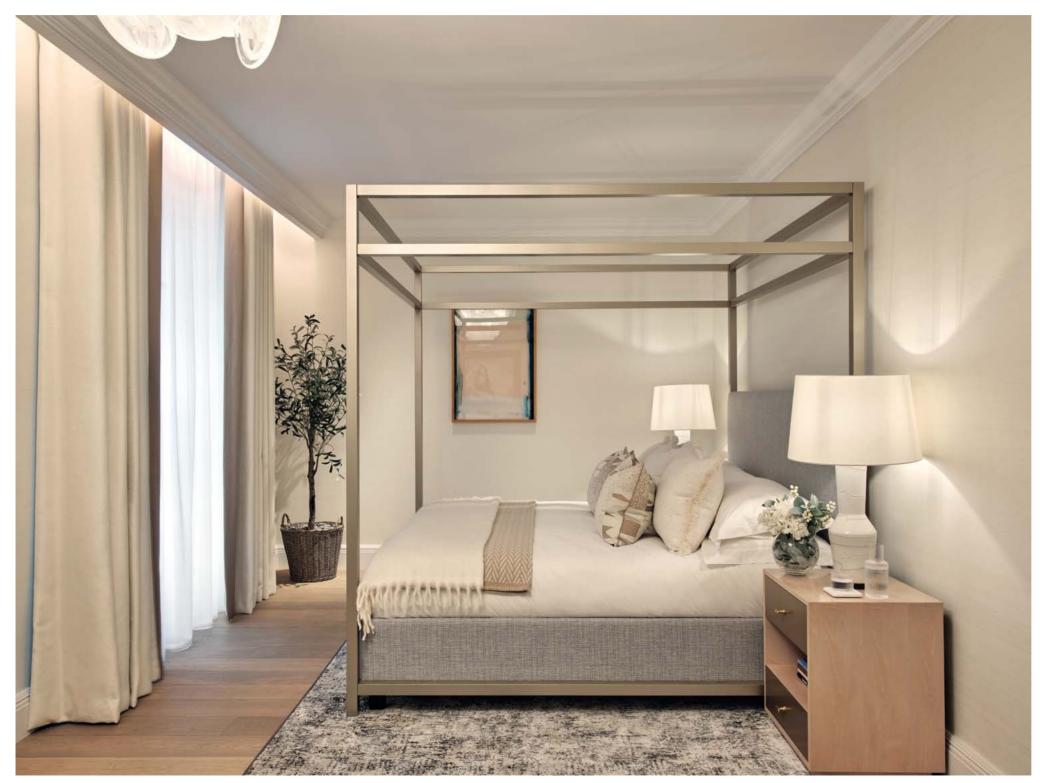




















#### THE APARTMENT

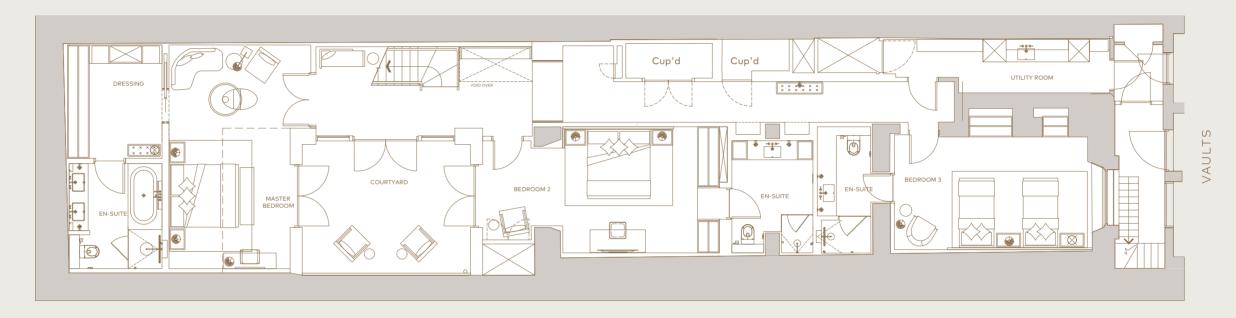
APPROXIMATE GROSS INTERNAL FLOOR AREA 303.8 SQ M / 3,270 SQ FT

VAULTS = 15.6 SQM / 168 SQ FT

TOTAL = 319.4 SQ M / 3,438 SQ FT (EXCLUDING VOID / COURTYARD)

The property is being offered with an unexpired lease of approximately 999 years and share of the Freehold Company

#### LOWER GROUND FLOOR



#### GROUND FLOOR













#### THE SPECIFICATION

#### COOLING HEATING AND PLUMBING

- Comfort cooling, to all principle rooms including guest bedroom
- Underfloor heating throughout
- Heated towel rails in bathrooms
- High pressure hot water system

#### SECURITY

- Video entry system
- Multi point security locks
- Hard wired smoke and fire detection system
- Hard wired alarm system

#### LIGHTING

- Light IQ Lighting Design and Fittings
- Lutron lighting control system scene set by LightlQ
- Whole house on/off functionality
- Internal wardrobe and vanity lighting

#### AUDIO VISUAL

- Creston control system with touchpad controls
- Sonos audio with built in speakers
- Cat 6 cabling throughout
- Heating system control by Heatmiser with app functionality

#### FIXTURES AND FITTINGS

- Paint colour scheme by Paint and Paper Library
- A mix of European oak chevron, basketweave and straight plank flooring
- Bespoke joinery throughout with bespoke ironmongery
- Natural marble bathrooms

- Chesney's marble fireplaces in the Study and Formal Living room
- Traditional plaster mouldings and cornice details by Stevensons of Norwich
- Sanitaryware by Samuel Heath
- Bespoke crittall style doors
- Decorative lighting from an array of British based suppliers
- Miele whitegoods
- Quooker tap
- Calacatta wave marble kitchen worktops and splashbacks
- Joseph Giles door ironmongery

#### FF&E

 Bespoke furnishings by Taylor Howes includes British made upholstery, rugs, furntiure and handmade window treatments

#### OTHER

 Art by Tanya Baxter Gallery (via separate negotiation)





#### THE DEVELOPER

REDD is a privately owned real estate company, with offices in London and Monaco. It is focused on the investment, development and management of prime property in world class locations.

This ranges from initial site finding, managing the development process, exit strategies, as well as ongoing portfolio and property management.



#### THE INTERIOR DESIGNER

Taylor Howes is a multi-award-winning, international luxury interior design studio with headquarters in London's Knightsbridge. Founded in 1993 by Karen Howes, the studio has redefined a new benchmark for remarkable interiors and exquisite furnishings.

More than one thousand bespoke projects the world over include, private residences, Royal palaces, landmark commercial developments, family offices, hotels and spas. They offer turnkey residential interior design, interior architecture, and furniture design services for private individuals and property developers.

