



South Street , London

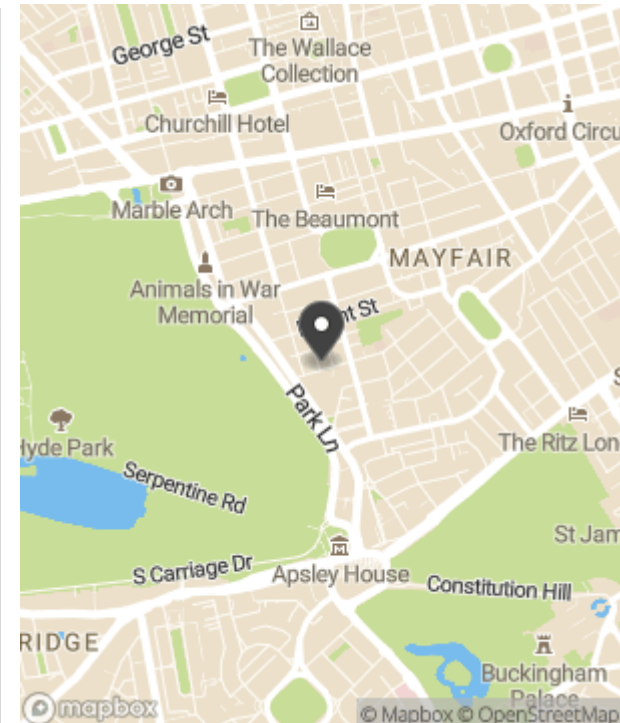
Asking Price £9,500,000

An impressive Georgian townhouse of 4,129 square feet located in the heart of 'Mayfair Village' with the rare benefit of an internal private garage. Rebuilt behind the period facade, the accommodation has been extended, reorganised and refurbished throughout, creating a substantial family home over just five floors.



With a grand entrance hall and a formal dining room at ground floor level, the house offers a great sense of arrival. On the first floor there is a classic 'L-Shaped' drawing room with its high ceilings and dual aspect for formal entertaining, along with a more informal family room/library.

The second floor plays host to the principal bedroom suite, with its walk-in dressing room and en-suite bathroom as well as a further guest bedroom. Two further double bedrooms, one of which is en-suite, and a family bathroom are found on the third floor. The kitchen, breakfast room, utility room and staff accommodation (2 bedrooms) are all at basement level.





An incoming purchaser will be in good company as the house has one of London's rare blue plaques celebrating one of the house's former occupants who lived there between 1872 and 1920. Catherine Walters also known as "Skittles" was one of the last courtesans of the Victorian Era. Skittles was well known for her dashing looks, her skills as a horsewoman, and for being very discreet and refined. Among her benefactors were intellectuals, leaders of political parties, aristocrats and a member of the British Royal Family.

South Street is enviably located in the heart of Mayfair, just moments from the charming Mount Street Gardens. There is a wonderful range of amenities and local culture nearby, with the luxurious, world-renowned shopping streets of Bond Street, New Bond Street and Savile Row all located within close proximity.

Berkeley Square is a short walk from the property and plays host to exclusive private members clubs such as Annabel's and famous restaurants such as Sexy Fish. Hyde Park and Green Park



South Street, W1

Gross Internal Area (approx)

383.6 Sq m (4,129 sq ft)

Accommodation

- Impressive entrance hall
- Formal Drawing Room
- Formal Dining Room
- Family Room/Library
- Master Bedroom Suite
- Guest Bedroom Suite
- 2 Further Guest Bedrooms
- Family Bathroom
- Family Kitchen
- Extensive Staff Accommodation
- Period house with Blue Plaque
- Private internal Garage

Tenure - Freehold

Asking Price £9,500,000

South Street, W1K

Approximate Floor Area = 383.6 sq m / 4129 sq ft

(Excluding Void & Including Garage)

Vault & Gas Meter = 8.5 sq m / 91 sq ft

Total = 391.6 sq m / 4220 sq ft

Including Limited Use Area (7.3 sq m / 78 sq ft)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID851281)

IMPORTANT NOTICE: Clifton Property Partners, their clients and any joint agents give notice that: 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: 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 necessary planning, building regulation or other consents and Clifton Property Partners have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 3: 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.



020 7409 5087