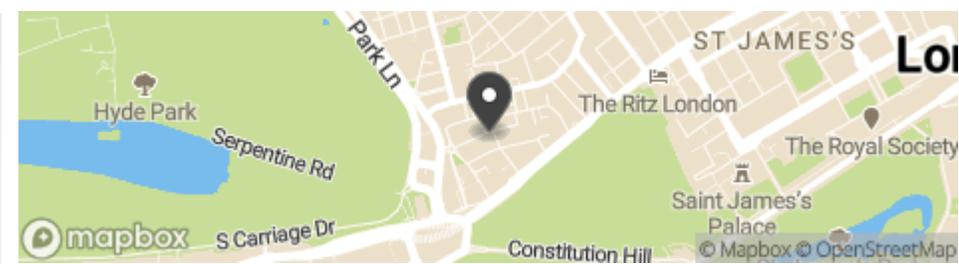
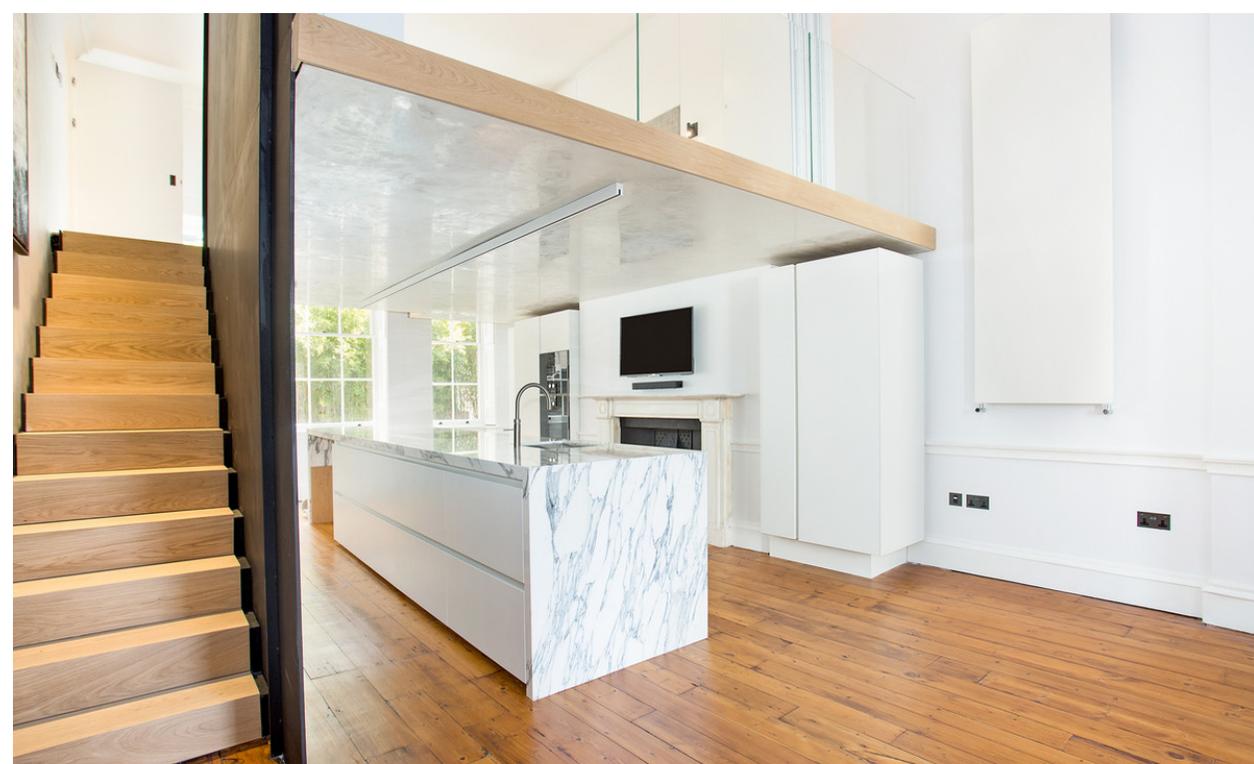




18 Hertford Street, London

Asking Price £4,650,000

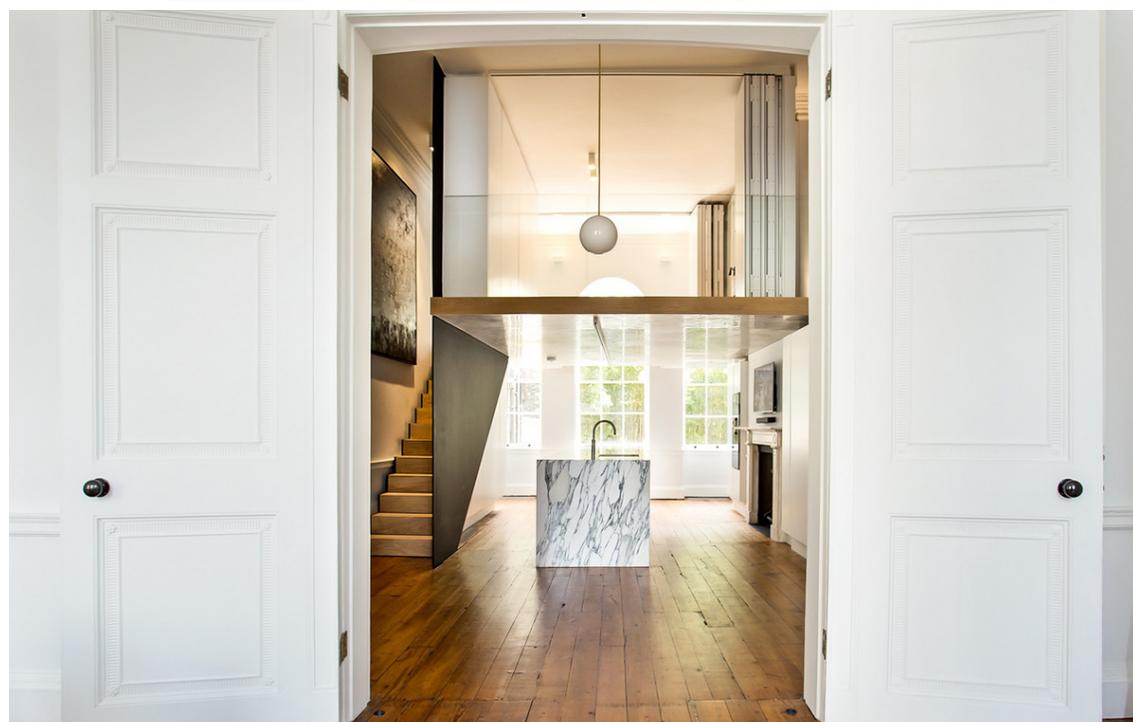
The apartment offers 1,691 sq ft of space, with accommodation comprising one of the largest double reception rooms in Mayfair.



Location

Running from Curzon Street to Park Lane, Hertford Street is ideally located for the open spaces of Green Park and Hyde Park and all that Mayfair and the West End has to offer. There is easy access to the world class shopping of Mount Street and Bond Street, as well as the majority of London's Michelin starred restaurants. Excellent local transport links include Green Park tube station which is within 0.3 miles

It is a bright and spacious first floor apartment located within a Grade II Listed building in the heart of Mayfair, offering an abundance of entertaining space, including a one-of-a-kind reception space for Mayfair, restored period features, bespoke joinery and state of the art design and technology.





The property was built and designed in 1768 by a leading contractor and master bricklayer, Henry Holland Senior and his son, Henry Holland Junior, the talented late eighteenth century architect. No. 18 is one of the first houses Holland designed and its impressive principal staircase is considered to be one of the best surviving staircases of its time in London.

The apartment itself offers 1,961 sq ft of space, with accommodation comprising one of the largest double reception rooms in Mayfair, with impressive 15ft ceilings and three windows overlooking Hertford Street. There is a 30 ft long kitchen area featuring integrated Gaggenau appliances and a bespoke Arabescato marble topped island.

The property further benefits from a separate principal bedroom with en-suite bathroom and walk-in wardrobe on an upper floor and a further double bedroom and separate bathroom; both with high gloss sycamore veneered panelling typically found on yachts.



Specification

The apartment showcases Lutron homeworks, Kreon lights, original restored fireplaces, cornices and wood detailing, a handcrafted oak trim staircase, bespoke limestone bathroom slab work and modern steel structural work. The communal area of 18 Hertford Street features a double height hallway with a graceful curving stone cantilevered staircase, topped with an oval skylight.

Accommodation

- Entrance Hall
- Kitchen/Reception Room
- 2 bedroom
- 2 Bathroom

Asking Price: £4,650,000

Tenure: Leasehold 950 year remaining
plus a share of freehold

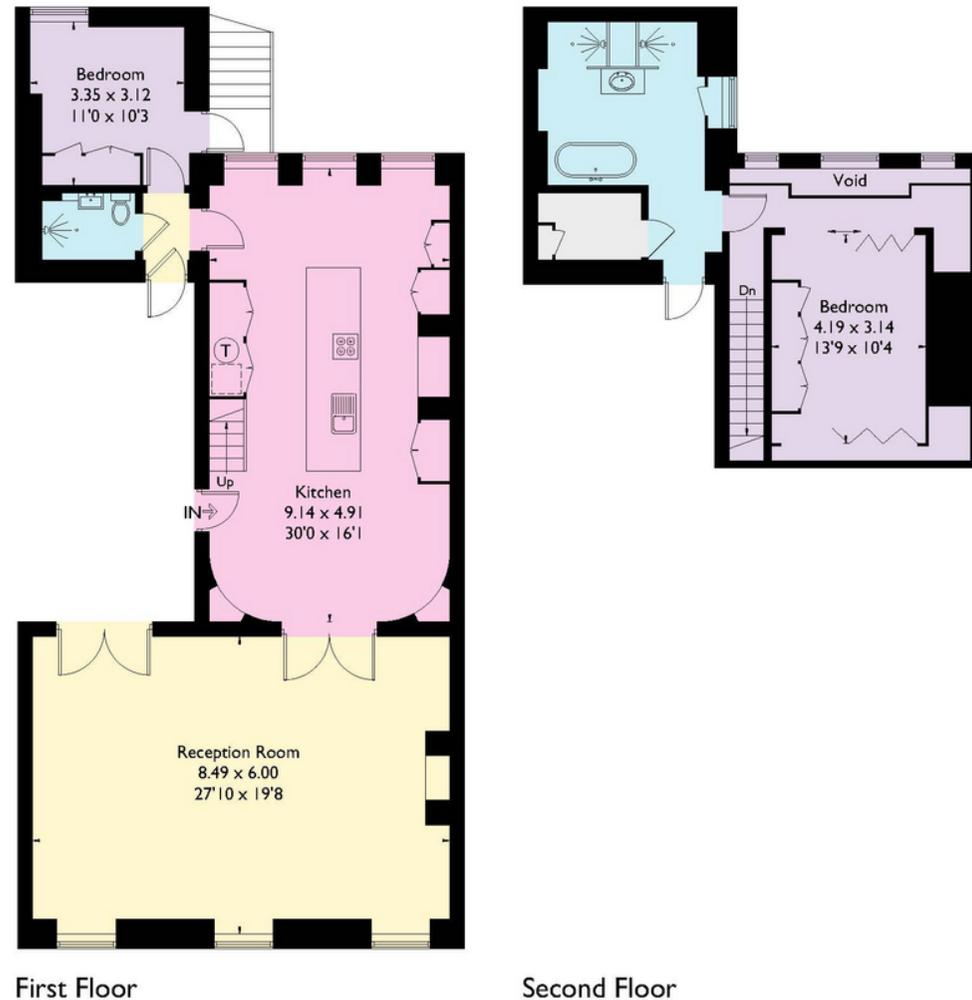
Service Charge: circa £3,400 per annum

Council Tax Band: G

EPC: C

Hertford Street, W1J

Approximate Gross Internal Area = 157.1 sq m / 1691 sq ft



020 7409 5087

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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.