



CHARLES STREET

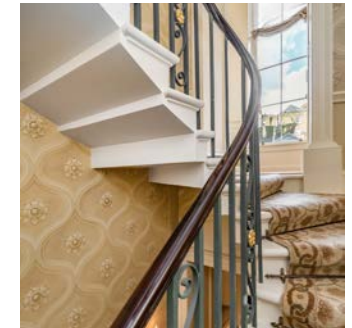
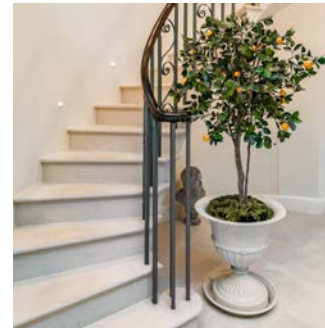
MAYFAIR W1

A DISTINGUISHED MAYFAIR RESIDENCE
EXCEEDING 9,000 SQ FT, FEATURING ADJOINING
MEWS HOUSE WITH TRIPLE GARAGE



CHARLES STREET

MAYFAIR W1



Flooded with natural light thanks to its south-facing orientation, this impressive residence has been thoughtfully designed so that every principal room enjoys abundant brightness. Extending to over 9,000 sq ft, the main accommodation is arranged across six floors and is serviced by a passenger lift running from the lower ground to the third floor. At the rear, the Mews provides an independent residence comprising a bedroom, bathroom, sitting room, kitchen, laundry room, and triple garage with staff facilities, all with the advantage of separate access.





HISTORY

22 Charles Street stands as a distinguished example of mid-18th-century Georgian architecture, reflecting the refinement and prestige that have long defined Mayfair. Built around 1753 by William Timbrell and John Phillips, the house formed part of the early development of Mayfair into one of London's most fashionable residential quarters. Its brown-brick façade, elegant sash windows, and classically detailed entrance epitomise the understated grandeur of Georgian townhouses designed for the city's elite.

In the late 18th and early 19th centuries, the property underwent tasteful alterations, including the addition of attic storeys and a graceful cast-iron balcony overlooking the street. Behind its dignified exterior, the interiors retain fine original features — 18th-century wall panelling, moulded cornices, and a handsome early-19th-century staircase — each attesting to the craftsmanship and aesthetic ideals of the period.

Perhaps most notably, the house was once the residence of the Duke of Clarence, who later ascended the throne as King William IV. His time at Charles Street lends the property a royal association that enhances its historical significance. Throughout the centuries, 22 Charles Street has remained a private home of distinction, offering a rare continuity of elegance, scale, and architectural integrity in the heart of Mayfair.

Today, this Grade II* listed building continues to embody the enduring charm and heritage of London's Georgian era — a refined testament to the city's architectural and social history.



The front entrance opens into an elegant lobby, leading through to a richly appointed dining room overlooking a striking atrium.





Beyond lies the beautifully designed open-plan kitchen and breakfast area, which flows seamlessly towards a dramatic galleryed walkway.







The first floor is centred around a magnificent drawing room with dual marble fireplaces, connecting to a spectacular glass-roofed garden above the double-height atrium – an exceptional space for entertaining. At the rear of the same level sits a handsome panelled library, ideally suited as a refined home office.



MAIN HOUSE

(APPROX. 9,000 SQ FT
OVER SIX FLOORS)

- Passenger lift servicing lower ground to third floor
- Entrance lobby leading to formal dining room and atrium
- Open-plan kitchen & breakfast room with galleried walkway
- First-floor drawing room with double marble fireplaces
- Glass-roof garden room above the double-height atrium, ideal for entertaining
 - Panelled library/home office
- Principal suite (entire second floor) with large dressing room and luxury bathroom
- Two bedrooms (third floor) – both with en suite bathrooms
- Three bedrooms (fourth floor) – one currently arranged as a gym, with two bathrooms (one en suite)

MEWS HOUSE

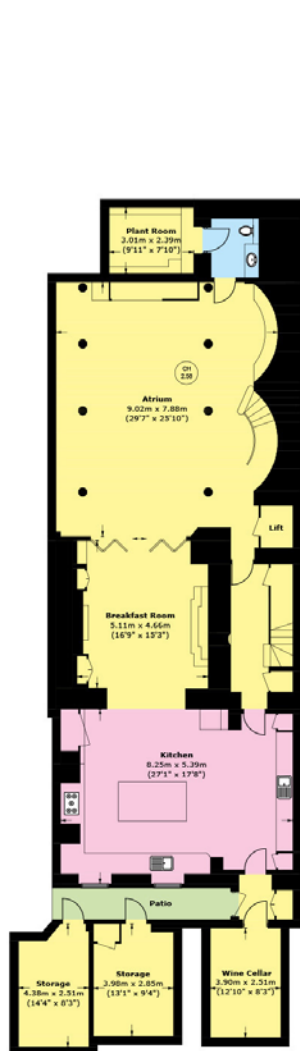
(CONNECTED AND
SEPARATELY ACCESSED)

- Bedroom and bathroom
 - Sitting room
- Kitchen and laundry room
 - Staff WC
- Triple garage

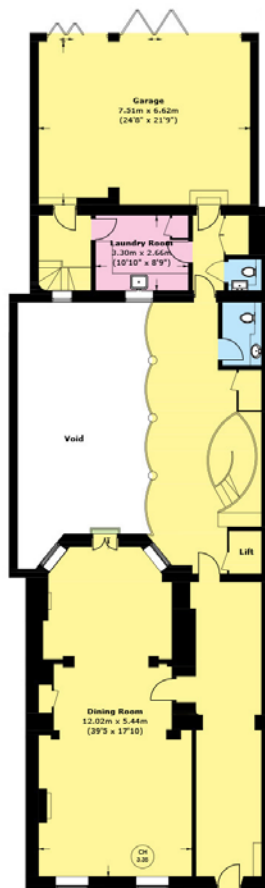
The upper levels are dedicated to the bedrooms. Occupying the entire second floor, the principal suite boasts a generous dressing room and a luxurious bathroom. The third floor offers two further bedrooms, both with en suite facilities, while the fourth floor presents an additional three bedrooms – one currently arranged as a gym – together with two bathrooms, one of which is en suite.



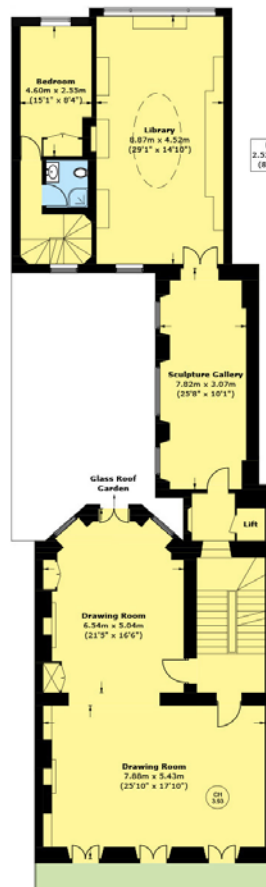




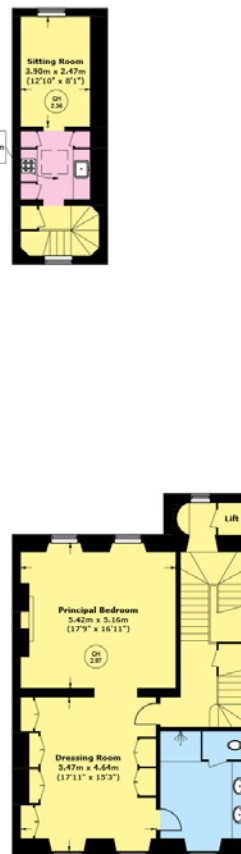
BASEMENT



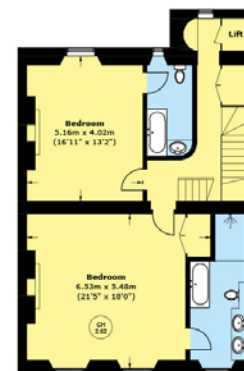
GROUND FLOOR



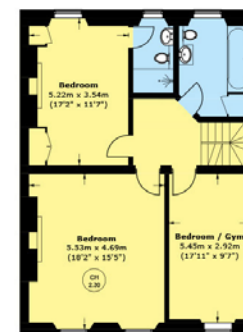
FIRST FLOOR



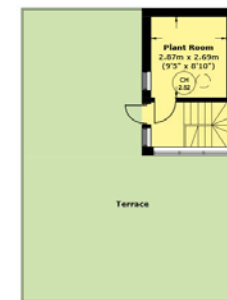
SECOND FLOOR



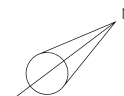
THIRD FLOOR



FOURTH FLOOR



FIFTH FLOOR



Total area (approx.): 864.5 sq. m (9,305.3 sq. ft)
 External Storage: 22.2 sq. m (239.0 sq. ft)
 Terrace: 69.8 sq. m (751.3 sq. ft)
 (Excluding Lift / Patio / Void)

Guide Price £25,000 per week
 Sole Agency
 Fully Managed

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Brochure by TwentyOneFifty Tel: 020 8778 2150



WETHERELL
 MAYFAIR'S FINEST PROPERTIES

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