

UPON THE INSTRUCTION OF



# 48 UPPER BROOK STREET

MAYFAIR, W1

AN EXCEPTIONAL OPPORTUNITY TO ACQUIRE  
A THREE WINDOWS WIDE, GRADE II LISTED  
FREEHOLD GEORGIAN TOWNHOUSE  
MOMENTS FROM GROSVENOR SQUARE.





## INTRODUCTION

A rare opportunity to acquire and reinstate a Grade II listed Georgian home within the heart of Mayfair.

Set over five floors and situated in a prominent position moments from the newly opened Rosewood Chancery Hotel.

The house was originally built in 1730-32 with an extension in the 1930's and now measuring 3,628 sq. ft.



## ACCOMMODATION

On the ground floor there is a wooden clad reception room, with a feature fireplace, leading through to a study and access to a secondary reception room at the rear which overlooks an internal courtyard.

The first floor has a reception room spanning the full width of the property, with three metre ceiling heights, a balcony, and an additional room at the rear providing views of the private terrace. The terrace can be accessed from the landing where there is also access to a guest WC and further storage.

The entire second floor is solely occupied by the principal bedroom suite with two walk-in dressing rooms and a large en suite bathroom with separate shower. On the third floor, there are two further bedrooms, both with built-in wardrobes and their own en suite bathrooms. The lower ground floor is largely made up of the kitchen/dining area whilst providing access to a private patio. There is also a bedroom with en suite shower room, office space with guest WC and access to the vaults.

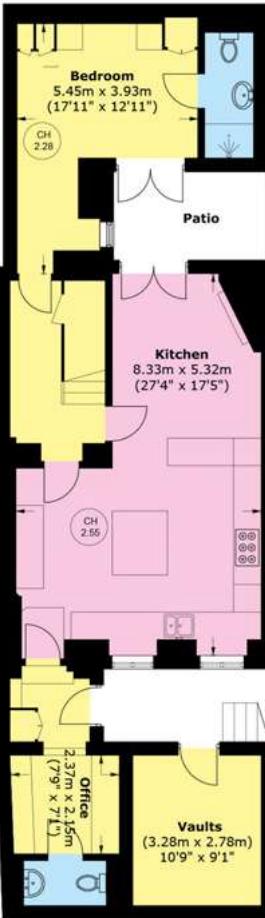
## UPPER BROOK STREET

Upper Brook Street is amongst Mayfair's most prestigious addresses, connecting Park Lane to Grosvenor Square, bookended by the greenery of London's most famous Royal Park, Hyde Park and Grosvenor Square.

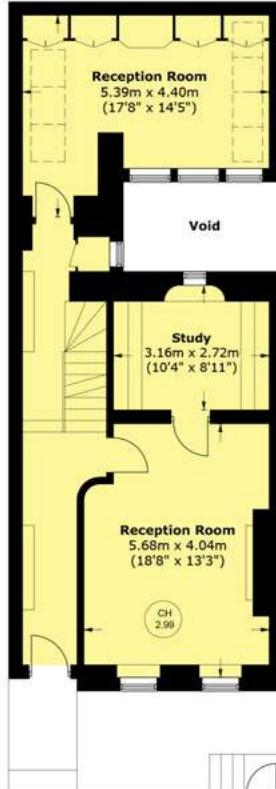
Grosvenor Square is currently being transformed into an extraordinary urban garden, which will celebrate the square's rich history and deliver ground-breaking environmental credentials. The stunning design includes floating timber pergolas, mosaics of trees and wildflowers, retention of the historic oval lawn, and dramatic waterfall canopies.

Upper Brook Street is enviably located in the heart of Mayfair which plays host to exclusive private members clubs such as Annabel's and brand new restaurants including Bonheur and Carbone.





## **Lower Ground Floor**



## **Ground Floor**



## First Floor



## **Second Floor**



## Third Floor



TOTAL AREA (APPROX.): 3,628.5 SQ. FT (337.1 SQ. M)  
VAULTS: 99.0 SQ. FT (9.2 SQ. FT)(EXCLUDING VOID)  
ROOF TERRACE: 149.6 SQ. FT (13.9 SQ. M)

**TENURE: FREEHOLD  
PRICE: £7 350 000**

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### *Sole Selling Agents*



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