



UPPER BROOK STREET

AN OPPORTUNITY TO PURCHASE A CLASSIC GRADE II LISTED 18TH CENTURY HOUSE IN MAYFAIR SITUATED BETWEEN HYDE PARK AND GROSVENOR SQUARE.

THIS SUBSTANTIAL PROPERTY HAS BEEN CAREFULLY RESTORED AND IS PRESENTED IN THE MOST SUMPTUOUS AND LUXURIOUS WAY WITH THE UTMOST CONSIDERATION TAKEN WITH EVERY DETAIL.

THE HOUSE HAS AN ELEGANT CENTRALLY LOCATED STAIRCASE, A PASSENGER LIFT, A QUIET GARDEN TO THE REAR AND SOME OF THE MOST BEAUTIFULLY PROPORTIONED ROOMS TO BE FOUND IN MAYFAIR. THE HOUSE HAS FLEXIBLE ACCOMMODATION WITH A VARIETY OF RECEPTION ROOMS, EXCELLENT BEDROOMS AND EXQUISITE BATHROOMS. THE KITCHEN/BREAKFAST ROOM OPENS ONTO A SECLUDED LOWER GARDEN WHICH IN TURN ALSO OPENS ONTO THE GYMNASIUM/SWIMMING POOL AREA.

OTHER BENEFITS OF THIS HOUSE INCLUDE A SELF CONTAINED STAFF FLAT WITH A SEPARATE ENTRANCE AND A GARAGE.

THIS PROPERTY IS HIGHLY RECOMMENDED TO A PURCHASER WITH A DISCERNING EYE.







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ACCOMMODATION

4 RECEPTION ROOMS

KITCHEN/BREAKFAST ROOM

MASTER BEDROOM SUITE COMPRISING BEDROOM,
LARGE DRESSING ROOM WITH CENTRAL BATH, TWO
ADDITIONAL DRESSING AREAS AND TWO BATHROOMS

3 FURTHER BEDROOM SUITES

2 CLOAKROOMS

GYMNASIUM/POOL AREA WITH SAUNA

GARDEN

LOWER PATIO GARDEN

GARAGE

PASSENGER LIFT

SELF CONTAINED STAFF BEDSITTING ROOM AND
BATHROOM

SECOND KITCHEN AND LAUNDRY

FULLY AIR CONDITIONED





APPROXIMATE GROSS INTERNAL AREA

8169 SQUARE FEET
758 SQUARE METRES



LOWER GROUND FLOOR



GROUND FLOOR



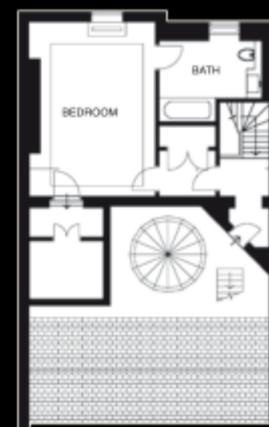
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR

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