

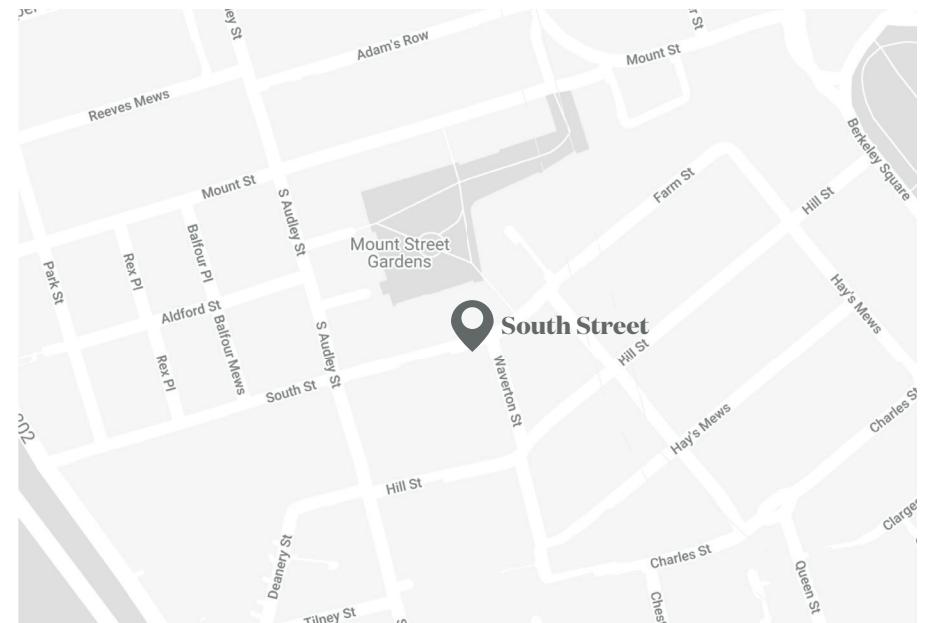




## Location

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 II located within close proximity.

Berkeley Square is a short walk from the property and plays host to exclusive private members clubs such as An nabel's and famous restaurants such as Sexy Fish. Hyde Park and Green Park offer tranquil green spaces nearby if one wishes to escape the hustle and bustle of the Mayfair District. The nearest underground station is Green Park.



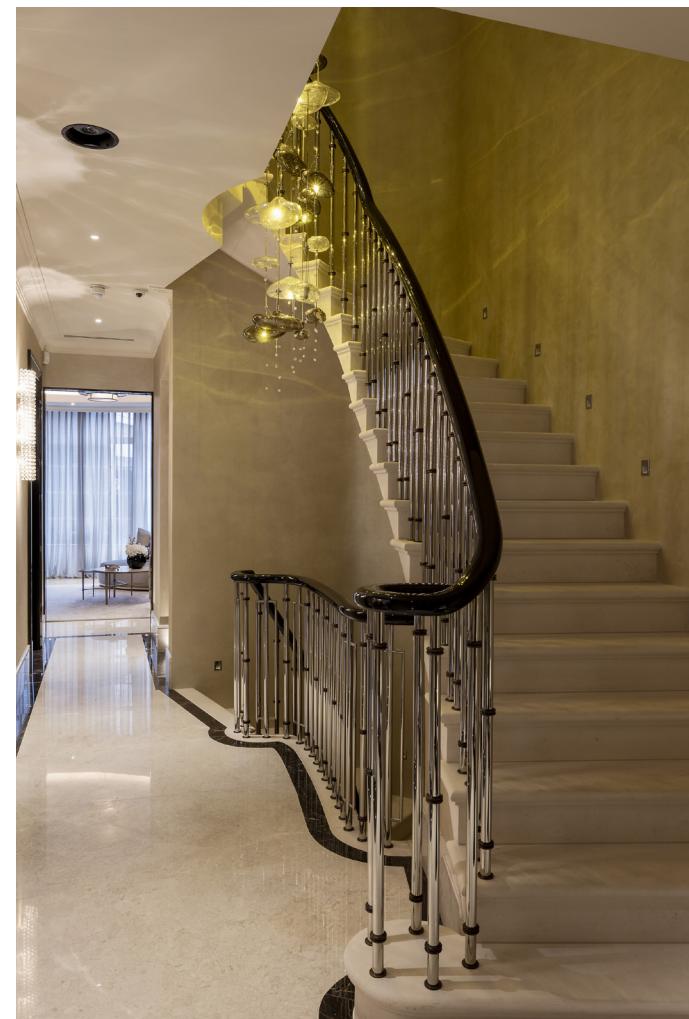
## Building

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This truly spectacular mansion offers approximately 9000 sqft of living and entertaining space, arranged over seven floors, with access to one of Mayfair's most beautiful, secret communal gardens.

The imposing red brick Edwardian façade has been impressively restored to its original glory, complete with a grand Portland stone doorway.





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Upon entering the property, one is greeted by an opulent spiral staircase, with a bespoke blown glass pendant lighting feature running through the centre.

A rare opportunity to acquire an uncompromising mansion enviably located on one of Mayfair's most premier streets





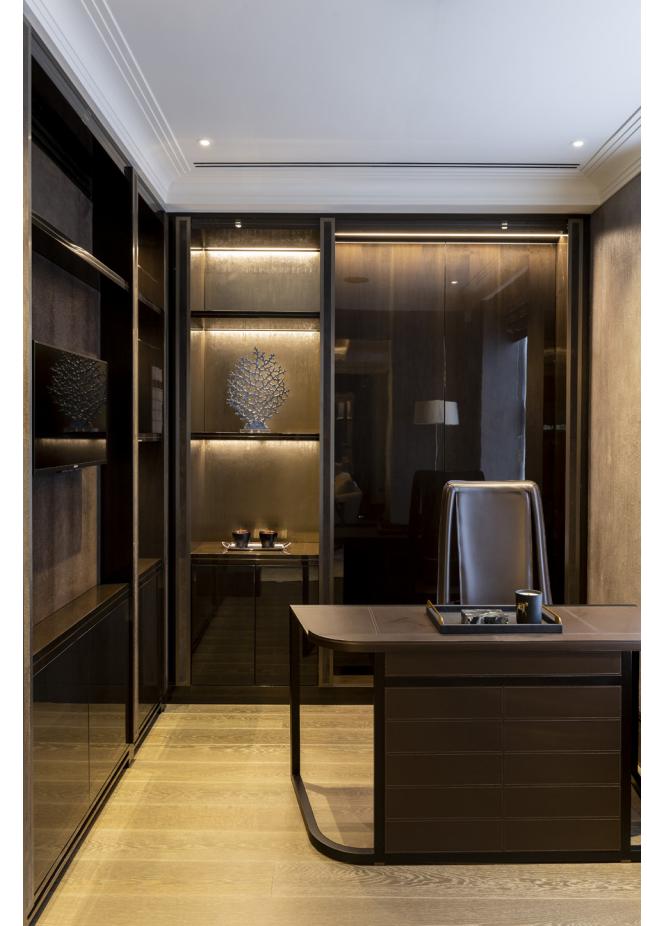
A luxurious, solid marble floor leads through to the formal reception room and kitchen, which showcases three metre high ceilings and a relaxing bar area perfect for entertaining guests. Also located on the ground floor is a spectacular dining room, offering ample dining space for larger dinner parties. The whole ground floor is served by a pantry, complete with a food lift which links directly to the fully kitted out chef's kitchen on the lower ground floor.







On the generous lower ground floor of the property, there are sizable staff quarters, a utility room and a fully equipped, state of the art chef's kitchen. The lobby of the lower ground floor houses a breathtaking drinks cooler, which leads through to the relaxing haven of the wellness suite. The wellness suite offers a mosaic hot tub with a backlit central London skyline wall feature, a steam room, a gym and a shower room.



This wonderful property boasts a stunning passenger lift which serves all seven floors of the mansion. A beautiful drawing room, a study and a second reception room occupy the whole of the first floor, with each room providing impressive three metre high ceilings, coffer lighting and gas fireplaces.

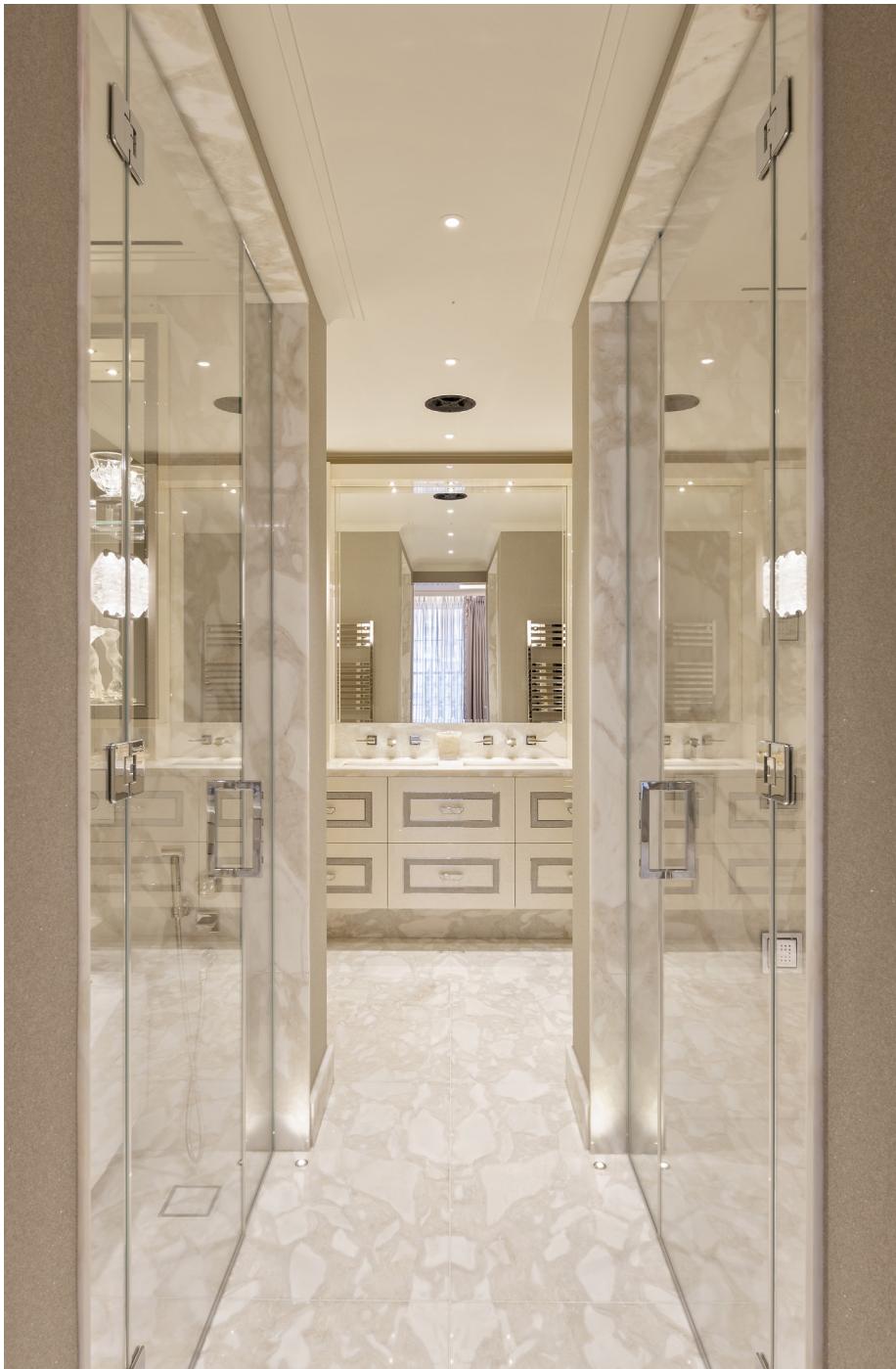


Spanning the whole of the second floor is a lavishly designed principal bedroom suite which displays bespoke interior design and grand proportions.



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The vast dressing room has a centre island, complete with jewellery compartments and drawers. There is a smart make-up desk and separate walk-in wardrobe.



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The principal bedroom suite also benefits from an impressively large en suite bathroom, with an ornate bath, glass doored walk-in shower and Japanese designed toilet.



On the third floor there are four further double bedrooms, all with modern en suite bathrooms.









The fifth floor boasts another guest bedroom  
and a contemporary cinema room

**Tenure**

Freehold

**Price**

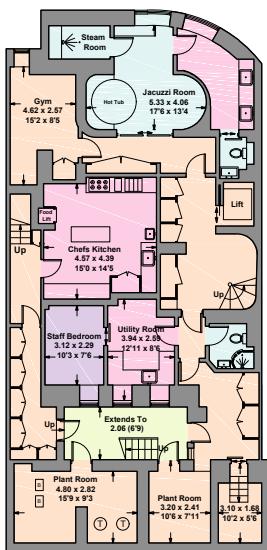
Guide Price £37,500,000

**Local Authority**

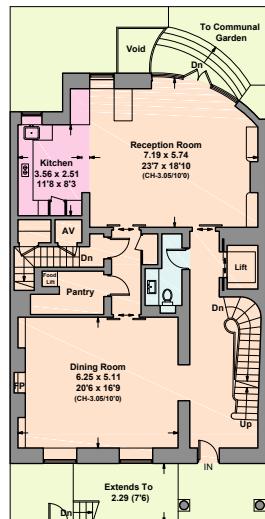
Westminster

**EPC**

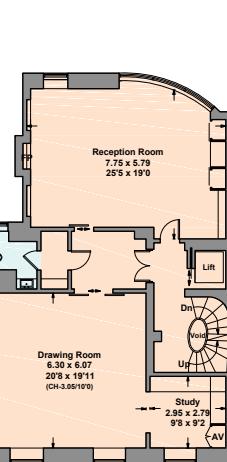
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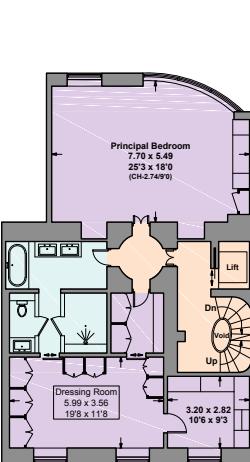
Ground Floor



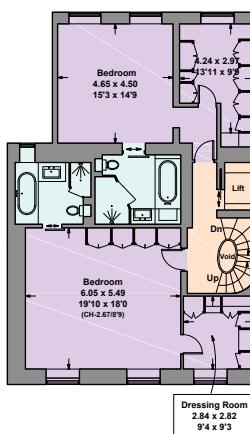
First Floor



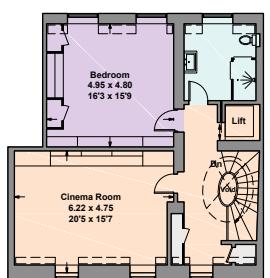
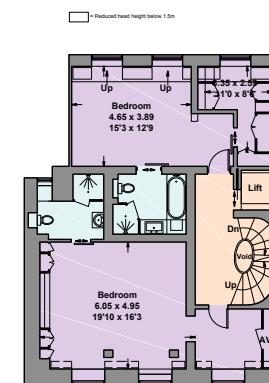
Second Floor



Third Floor



Forth Floor



Fifth Floor

Lower Ground Floor

**Approximate Floor Area**857.7 sq m  
9232 sq ftIncluding voids and Lift  
Including limited use Area  
(24 sq m / 258 sq ft)**Approximate Floor Area**815.5 sq m  
8778 sq ftExcluding Limited use area,  
Reduced head height, Voids  
and Lifts.

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. (ID768319)

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Photography & words



Brochure design



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Particulars dated 23/10/20. Photographs and videos dated 14/10/20.

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