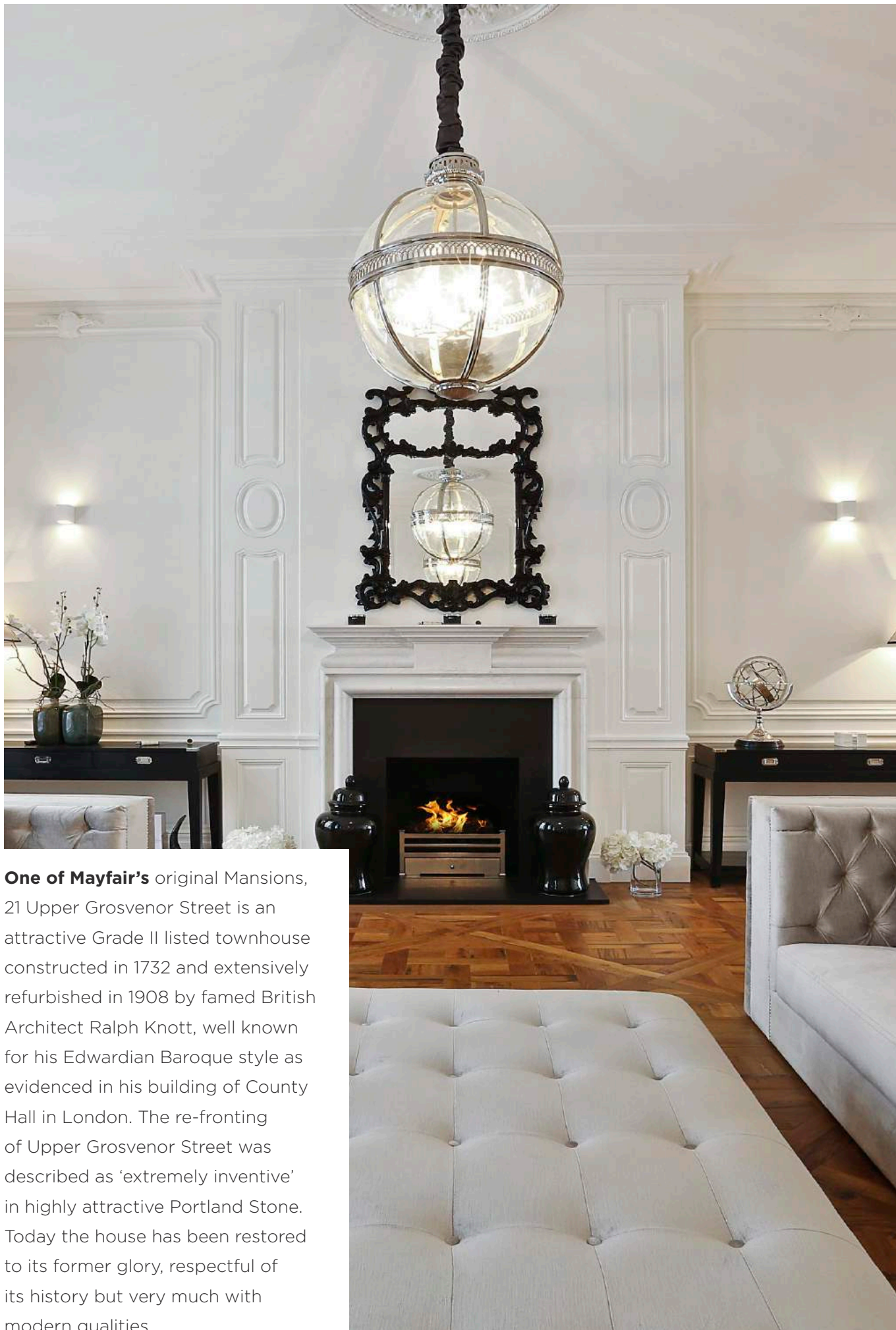




UPPER GROSVENOR STREET  
MAYFAIR, W1





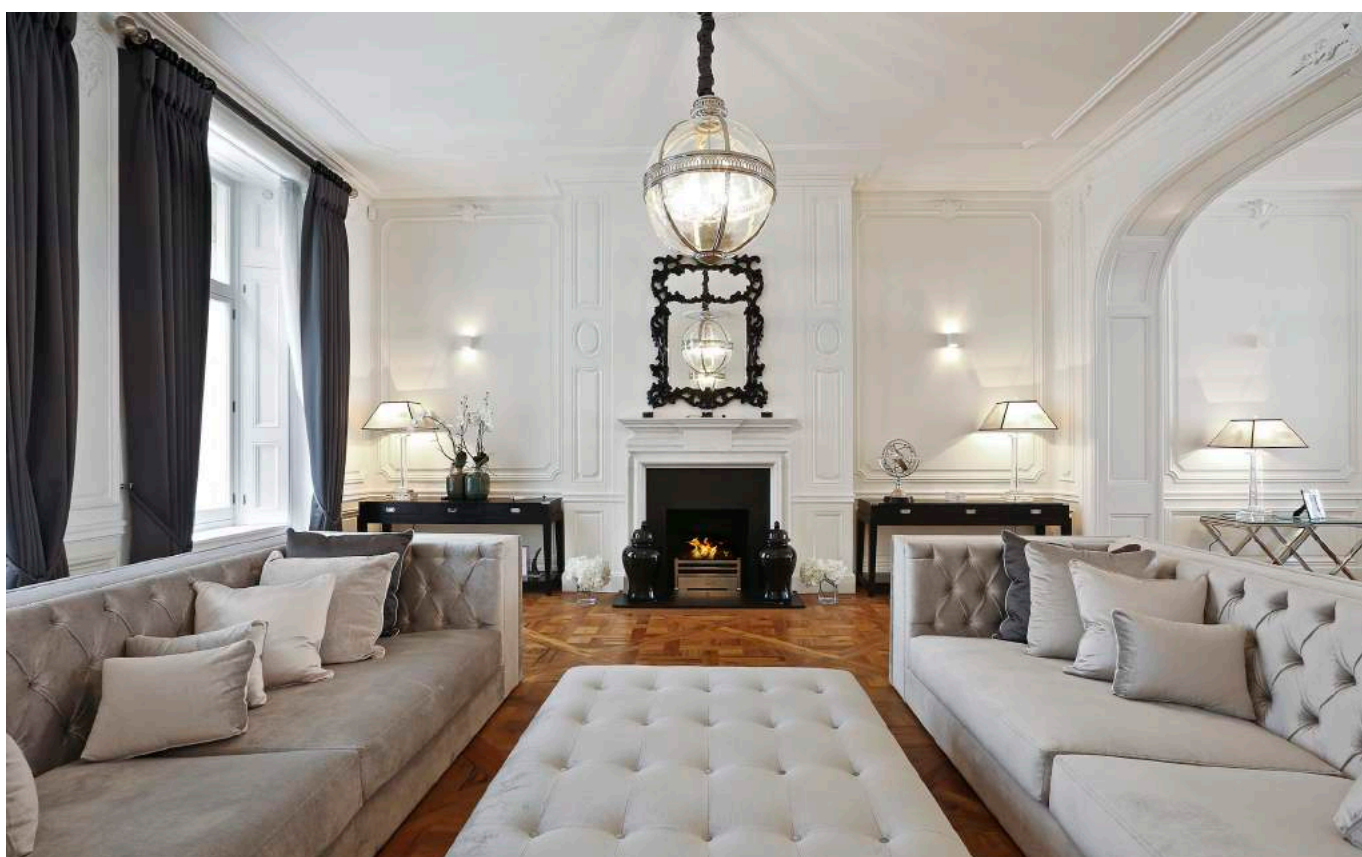


**One of Mayfair's** original Mansions, 21 Upper Grosvenor Street is an attractive Grade II listed townhouse constructed in 1732 and extensively refurbished in 1908 by famed British Architect Ralph Knott, well known for his Edwardian Baroque style as evidenced in his building of County Hall in London. The re-fronting of Upper Grosvenor Street was described as 'extremely inventive' in highly attractive Portland Stone. Today the house has been restored to its former glory, respectful of its history but very much with modern qualities.

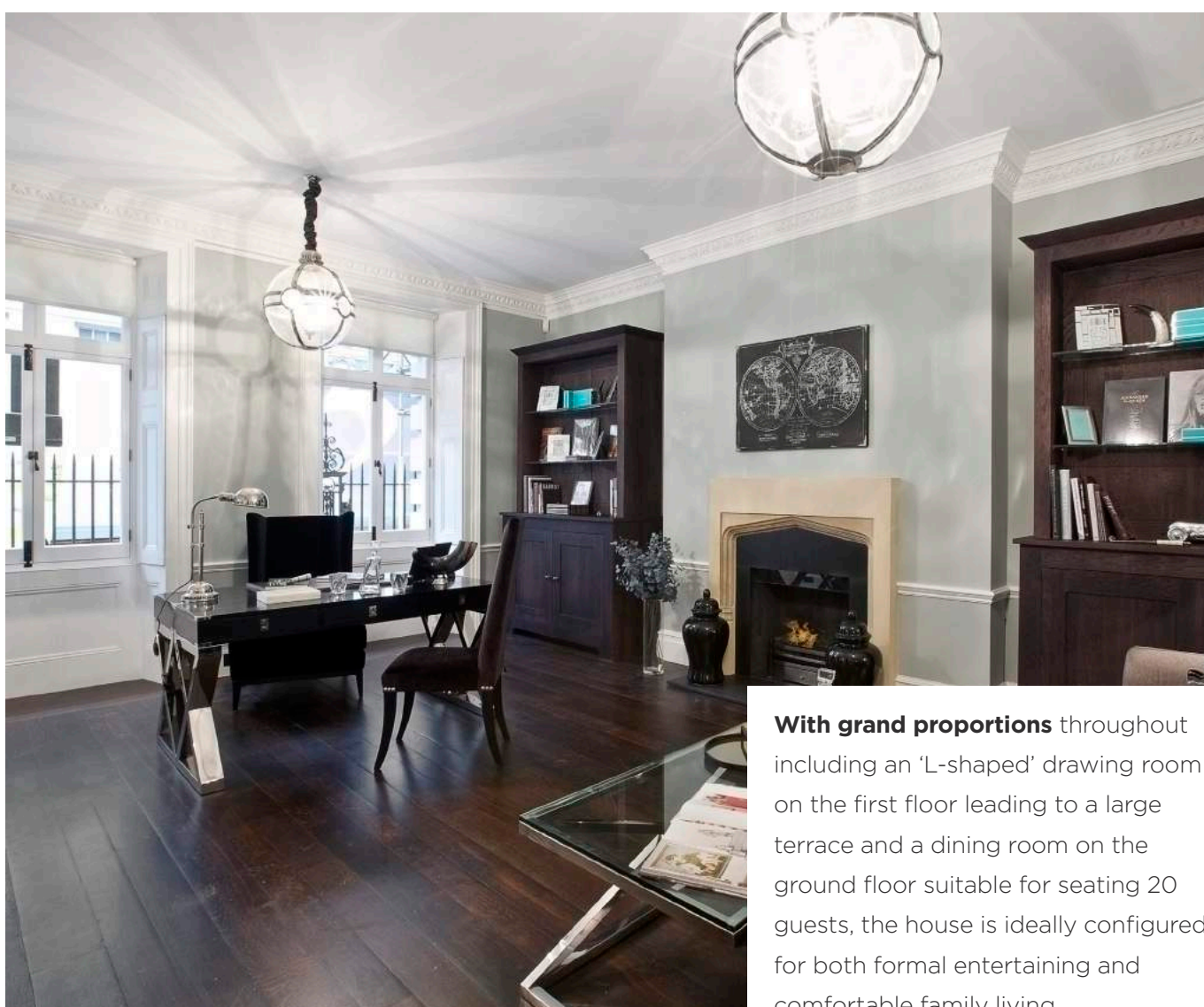












**With grand proportions** throughout including an 'L-shaped' drawing room on the first floor leading to a large terrace and a dining room on the ground floor suitable for seating 20 guests, the house is ideally configured for both formal entertaining and comfortable family living.

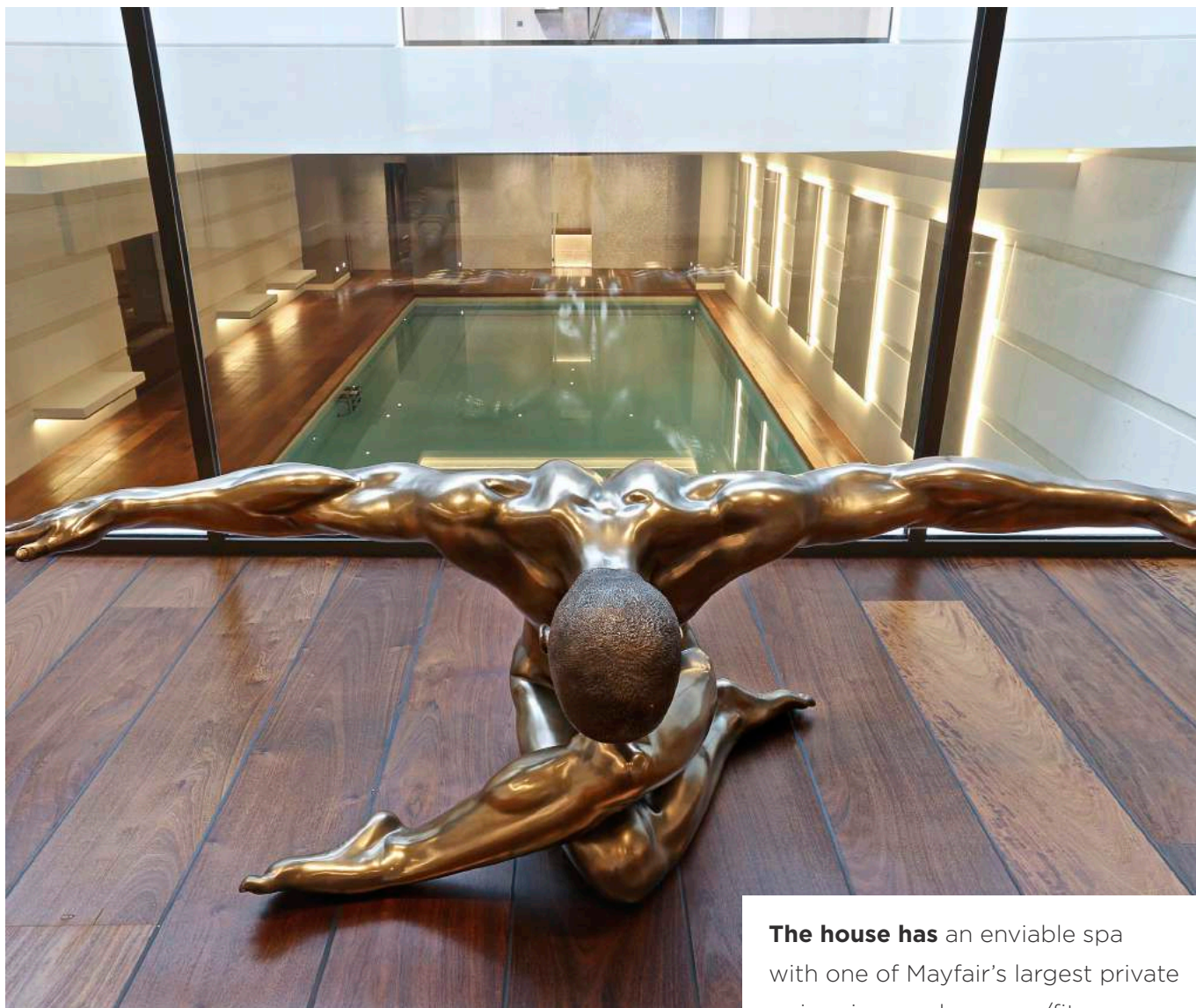




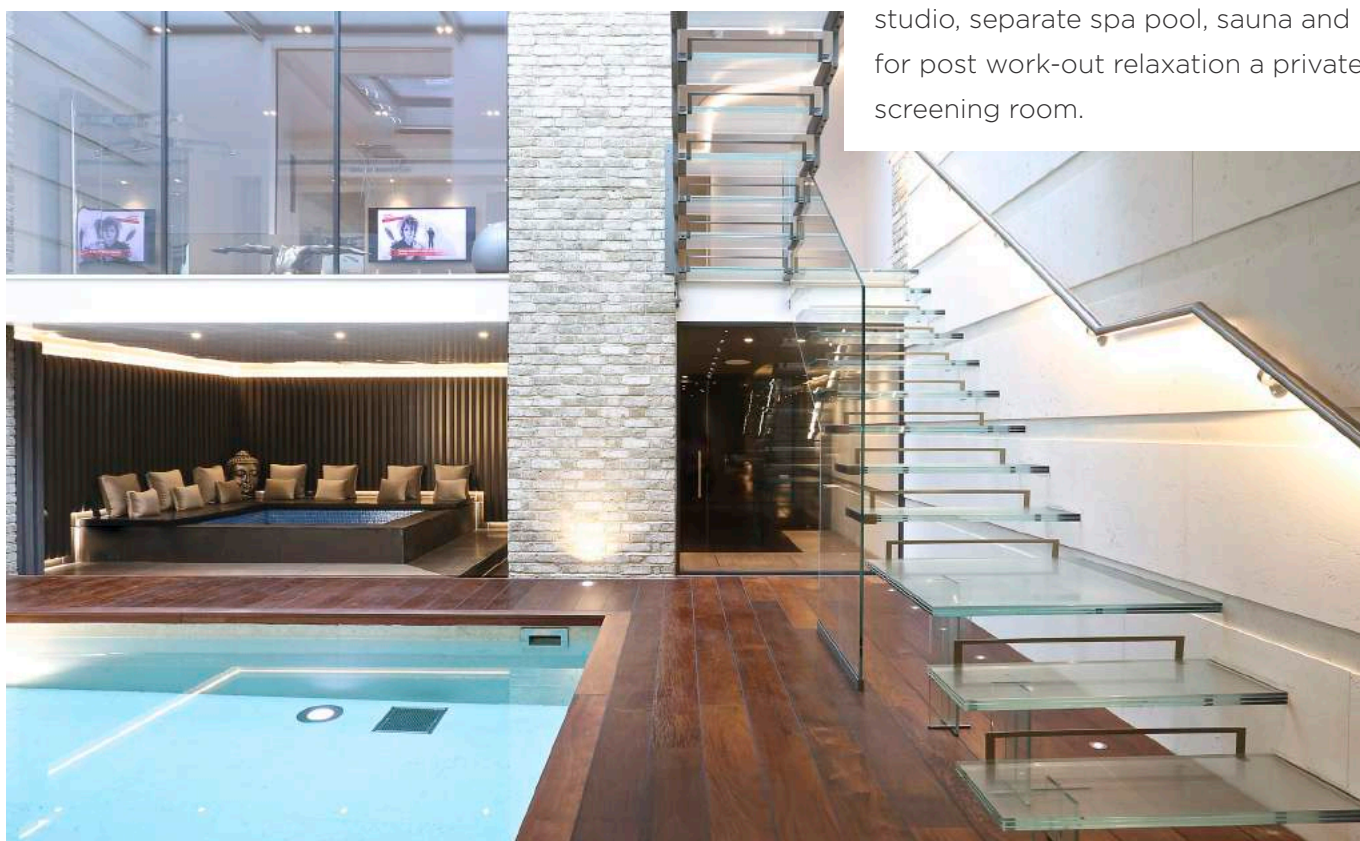
**The centrepiece of** the house is the family kitchen, unusually positioned on the ground floor (supported by a 'dirty kitchen' on the lower ground floor), where families can meet and congregate. As well as the formal rooms, the main house has a 5 principle bedroom suites including the master bedroom which occupies the entire second floor and has its own private and secluded roof terrace. Further bedrooms are found in the generously proportioned 'Mews House' at the rear in Culross Street which has its own drawing room/kitchen as well as a well-appointed gym and garaged parking for 2 cars.







**The house has** an enviable spa with one of Mayfair's largest private swimming pools, a gym/fitness studio, separate spa pool, sauna and for post work-out relaxation a private screening room.









## Upper Grosvenor Street, Mayfair, W1

Approximate Gross Internal Area = 14,510 sq ft / 1,348 sq m



## ACCOMMODATION

### Main House

- Grand entrance hall
- Study
- Formal Dining Room
- Family Kitchen
- L-shaped drawing room
- 56 ft roof terrace
- Master Bedroom Suite with private roof terrace
- 4 guest bedroom suites
- Spa & wellness centre including swimming pool and gym
- Screening room
- Staff suite

### Mews House

- Garage Parking for 2 cars
- Drawing room/kitchen
- Master bedroom suite
- 4 additional bedrooms
- Family bathroom

**Asking Price:**  
**£54,500,000**

**Tenure:**  
**Freehold**

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.



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Mayfair:

**020 7499 1012**

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