



ABERCONWAY HOUSE

38 SOUTH STREET

MAYFAIR W1







THE LAST GREAT MANSION

BUILT ON THE GROSVENOR ESTATE AND COMPLETED IN 1929

ABERCONWAY HOUSE





38 SOUTH STREET MAYFAIR W1

History

South Street extends across the southernmost part of the Grosvenor Estate (hence its name), and was first developed in the 1730's and No. 38 was constructed between 1920 and 1922.

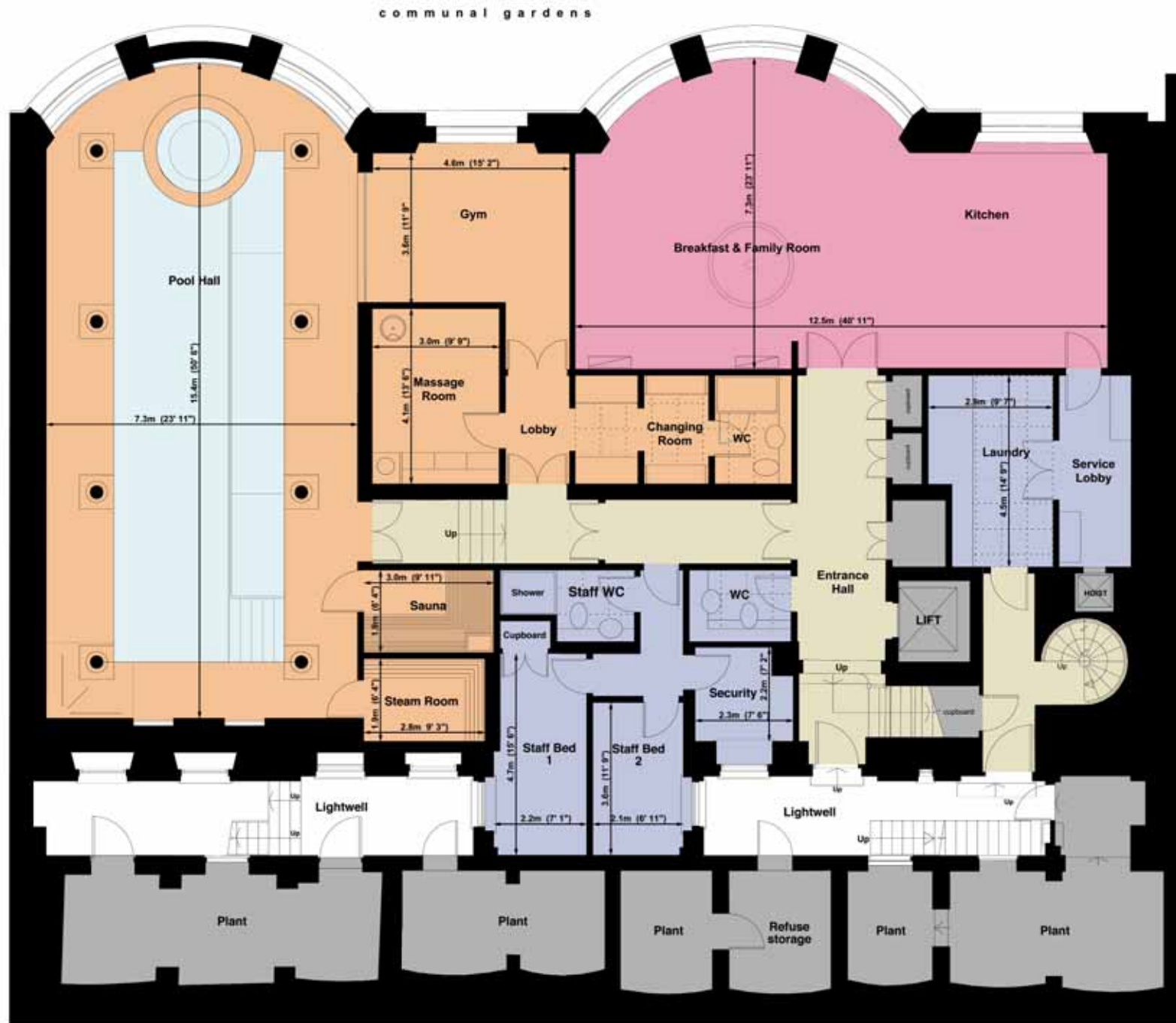
The official architects were Edmund Wimperis (The Grosvenor Estate Surveyor) and his partner W.B. Simpson. However, 38 South Street was in fact almost entirely John Murray Easton who was later responsible for the Royal Horticultural Society's New Hall of 1926 - 1928.

Built in Neo-Georgian style for the industrialist, Henry McLaren, Later Baron Aberconway. An imposing Mansion of 22,700 sq.ft. The property has a southerly aspect and access on to one of Mayfair's secret gardens.

After the war of 1914-18, despite post-war shortages and high costs of building materials, the Green Street - Park Street and South Street - Waverton Street re-developments were soon completed and two large individual houses erected, No. 38 South Street for Henry McLaren (later Lord Aberconway) by Wimperis and Simpson (1919-21), and No. 15 Aldford Street for Cuthbert Heath by George Crawley (1919-21). No. 38 South Street, 'the last private house of great size to be built in London' was a sophisticated essay in the mature brick manner of Lutyens for a client who knew the great architect but did not choose to employ him, possibly fearing his expense. As if to compensate for the vast, pre-war scale of the rooms, its polished interiors, partly designed by Harold Peto, were in a restrained, up-to-date style.



The Lower Ground Floor

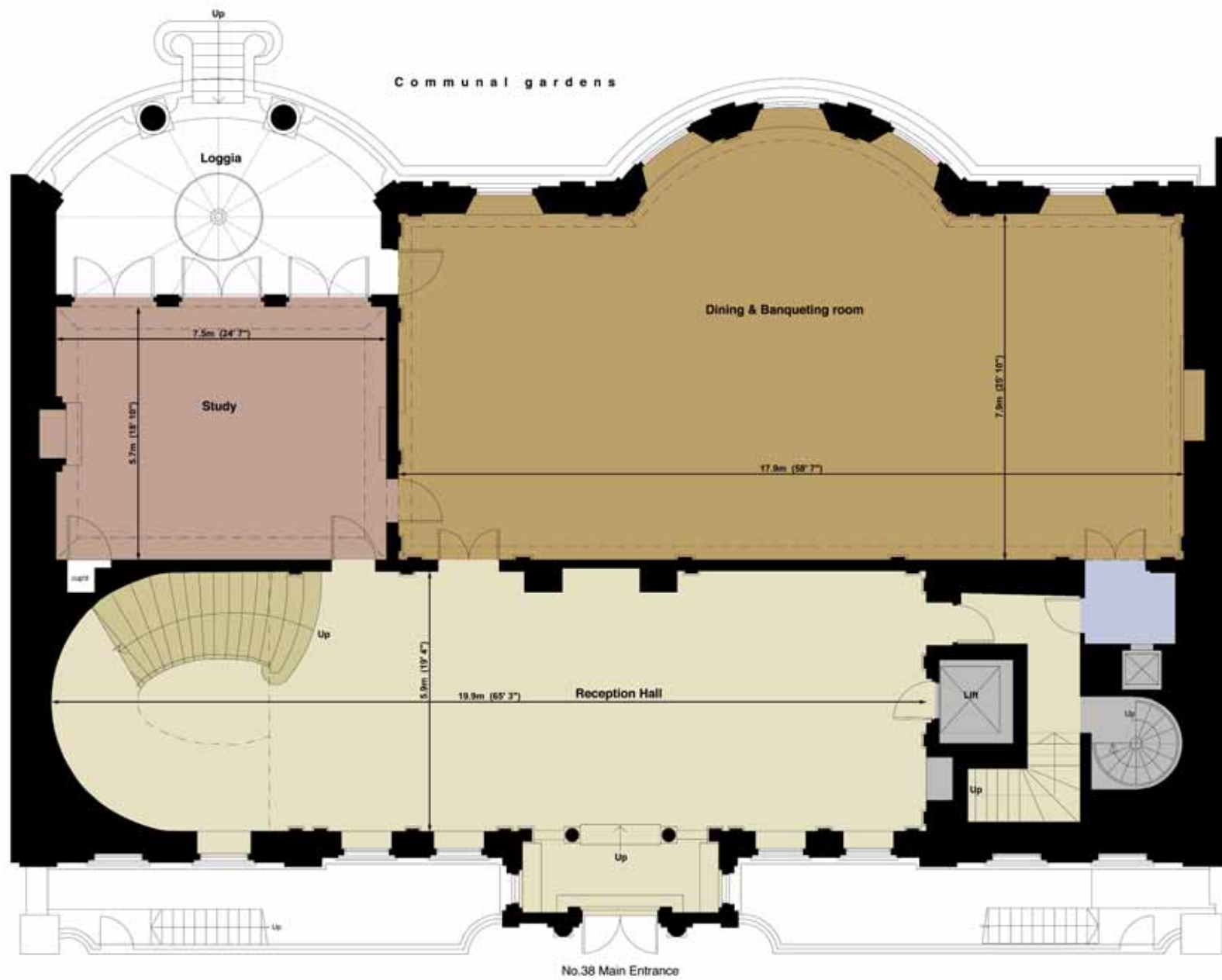


LOWER GROUND FLOOR
 PROPOSED PLANS AS APPROVED BY WESTMINSTER CITY COUNCIL

The grand stately rooms on all floors offer outstanding living and entertaining accommodation located in one of Mayfair's quieter roads. The ground floor is currently arranged as follows: Large entrance hall, Banqueting hall, and Morning room.



The Ground Floor

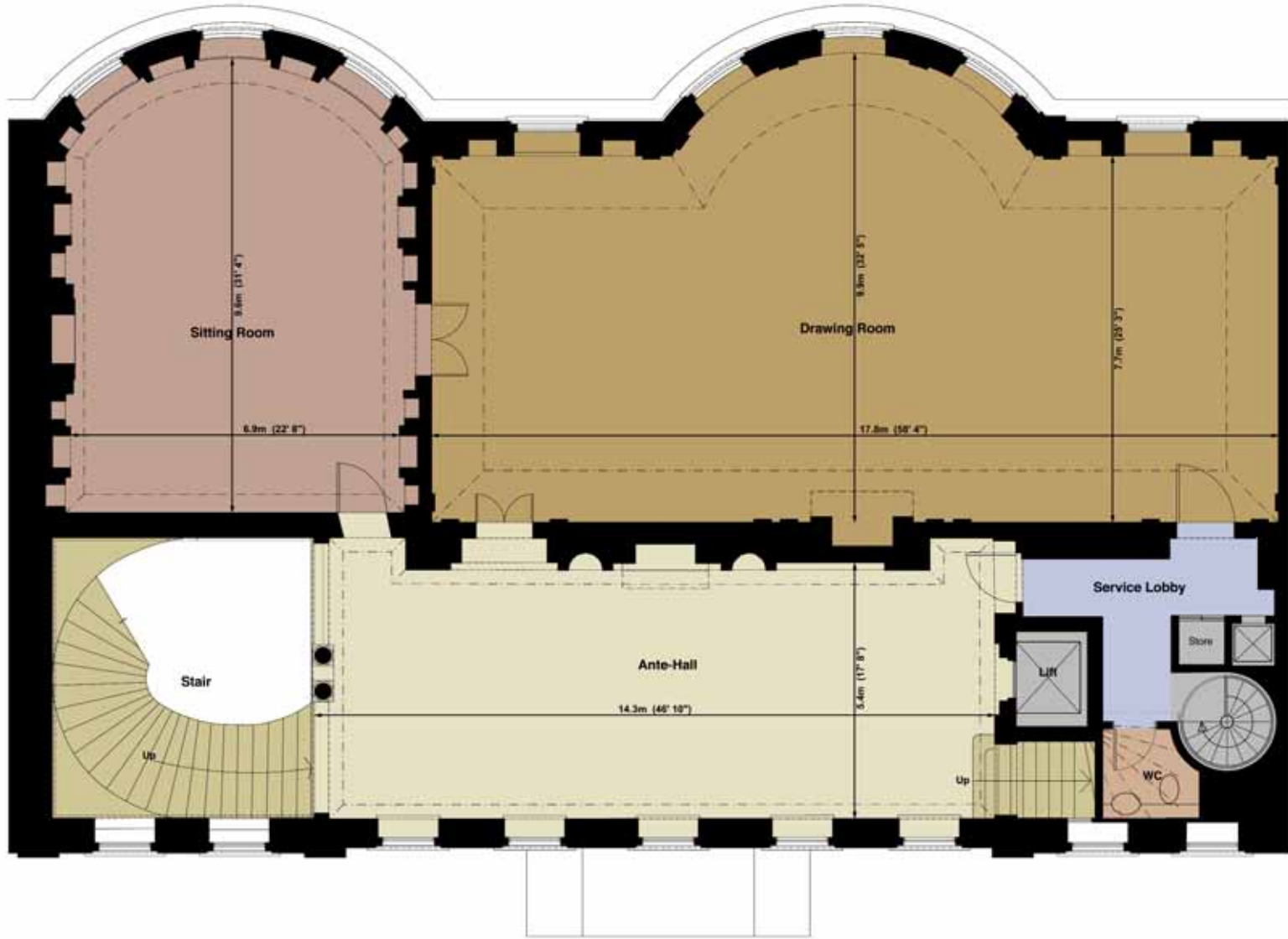


GROUND FLOOR
 PROPOSED PLANS AS APPROVED BY WESTMINSTER CITY COUNCIL

The current accommodation on first floor level includes a Ballroom, Gallery hallway, and Library.



The First Floor



FIRST FLOOR
PROPOSED PLANS AS APPROVED BY WESTMINSTER CITY COUNCIL

*The current accommodation on second floor level includes
Two large master suites, One further bedroom, Drawing room,
and Night kitchenette.*



The Second Floor



SECOND FLOOR
 PROPOSED PLANS AS APPROVED BY WESTMINSTER CITY COUNCIL

*The current accommodation on third floor level includes
Four bedroom suites, bedroom with shower room, and Drawing room.*



The Third Floor

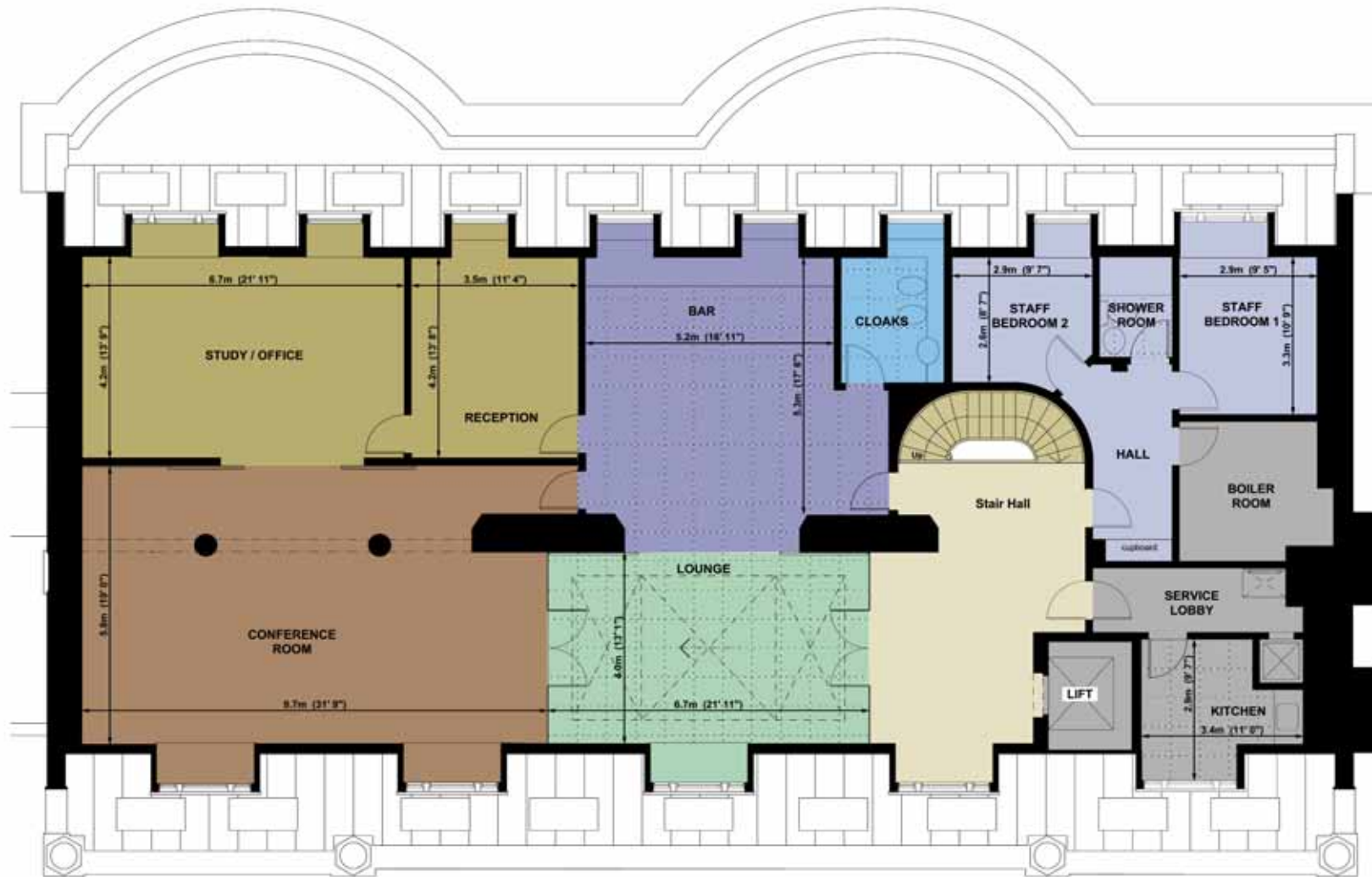


THIRD FLOOR
 PROPOSED PLANS AS APPROVED BY WESTMINSTER CITY COUNCIL

*The current accommodation includes Four Bedroom Suites,
Bedroom with shower room, seating area, and small night kitchenette.*



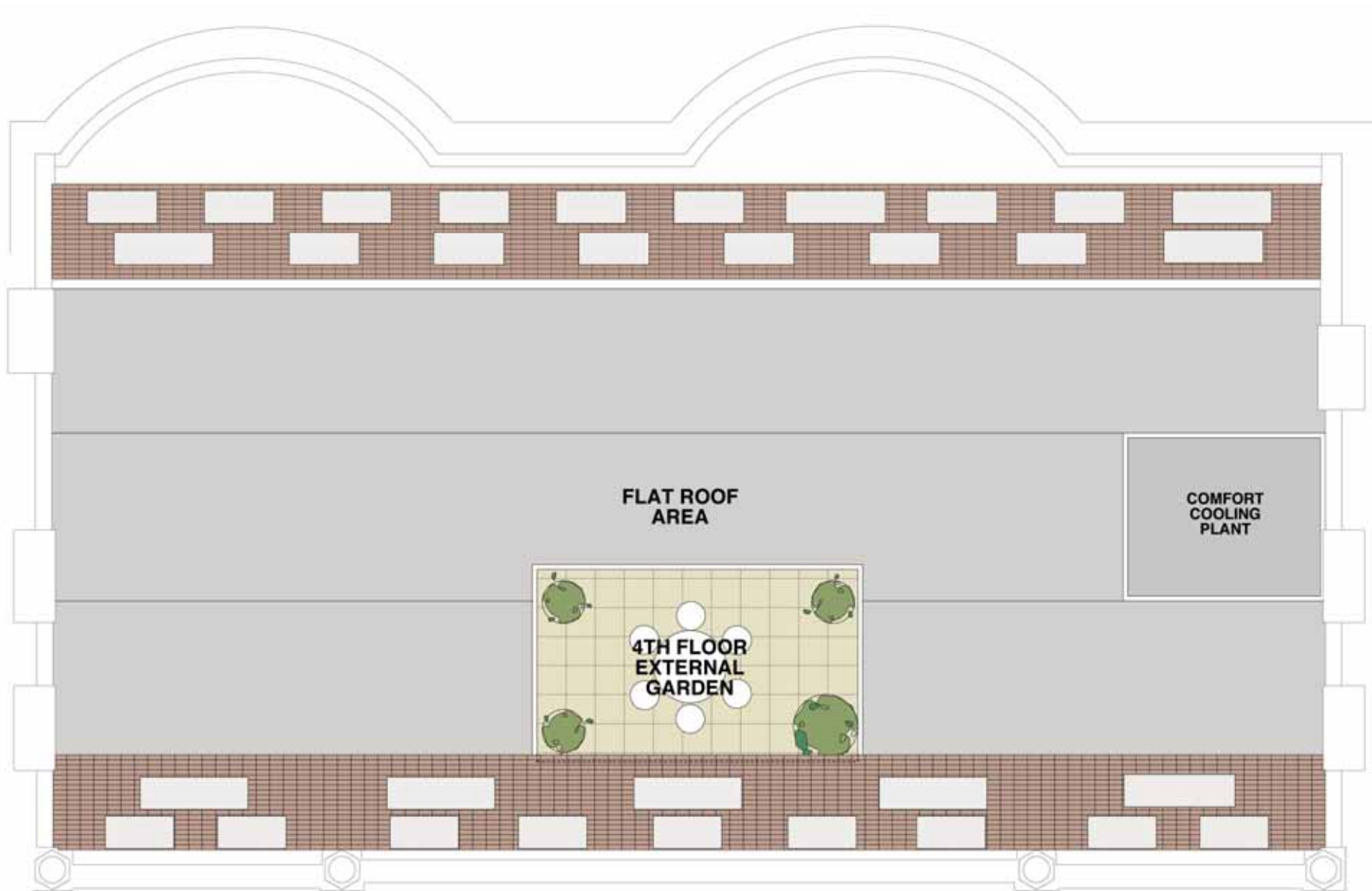
The Fourth Floor



FOURTH FLOOR
 PROPOSED PLANS AS APPROVED BY WESTMINSTER CITY COUNCIL



The Roof Garden



ROOF



The Gardens





Terms

Price on Application
Freehold



130 WIGMORE STREET, LONDON, W1U 3SB

020 7487 4994

E-mail: prop@portmanheritage.com

www.portmanheritage.com

