

A UNIQUE OPPORTUNITY TO BUY A **BLANK CANVAS** APARTMENT



GROSVENOR SQUARE

MAYFAIR W1



BRISTOL  
GROUP 171

# GROSVENOR SQUARE

MAYFAIR W1

The former residence of Countess Raine Spencer, a 5th floor apartment at 47 Grosvenor Square providing 2,145 sq ft (199.24 sq m) of living space, currently a “blank canvas” in need of substantial refurbishment and modernisation, provides the potential to create a magnificent apartment overlooking London’s No. 1 garden square.



Despite its illustrious history, the property is currently an empty shell. To give buyers an understanding of how the interiors could be transformed into a magnificent new residence, Wetherell commissioned Casa e Progetti, the award-winning luxury design studio which specialises in state-of-the-art virtual staging and cutting-edge computer-generated imagery, to create an artworked floorplan and portfolio of stunning CGI interior images to show buyers how the apartment could look once refurbished and modernised.



GROSVENOR SQUARE MAYFAIR W1



Using the signature techniques of Raine Spencer's favourite interior designer David Hicks as inspiration – Hicks was noted for using bold colours, modern furnishings and contemporary artwork – Casa e Progetti have used CGI technology to create a series of stunning rooms and dressed interior concepts for the new apartment.

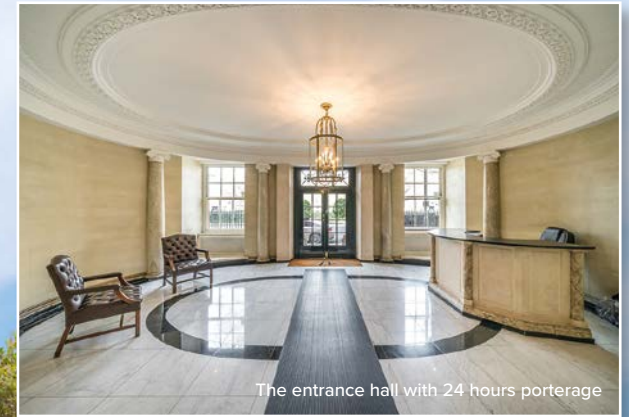
Offering two bedroom suites, both with dressing areas and luxurious ensuite bathrooms, the remodelled apartment would have a triple reception room, spanning the entire width of the apartment, with four tall sash windows offering views over Grosvenor Square.

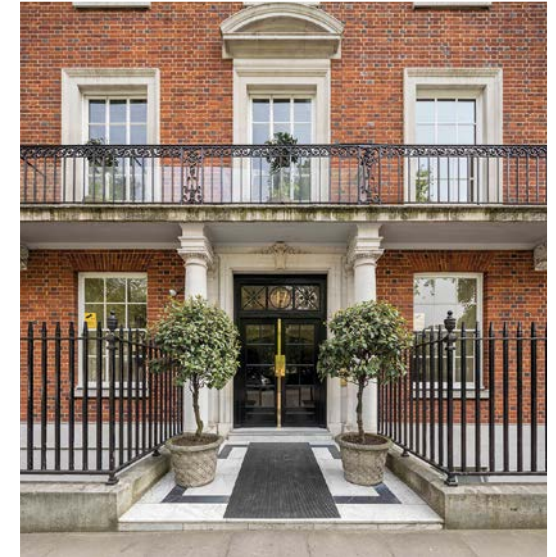
With its iconic address and garden square views, this Mayfair apartment at 47 Grosvenor Square provides a discerning buyer with a unique opportunity to buy a blank canvas shell unit and refurbish and modernise the property to create a beautiful new residence. Once refurbished and interior designed, the apartment would serve as an excellent long-term investment and London residence. Casa e Progetti is available to assist the buyer with floorplan concepts, CGI visualisation, specification and interior design.



Grosvenor Square is currently undergoing a luxury makeover. The former Canadian Embassy and US Naval Building have been transformed into luxury apartment buildings and the former US Embassy is currently being refurbished into a 5-star Rosewood Hotel with cafés and luxury boutiques.

The central garden square is also set to be transformed with a new landscaping scheme and enhanced public realm, with the formerly closed area in front of the US Embassy being transformed into a magnificent public piazza fronting onto the new Rosewood Hotel.





TENURE: FREEHOLD INTEREST

PRICE: £7,950,000

SOLE SELLING AGENT



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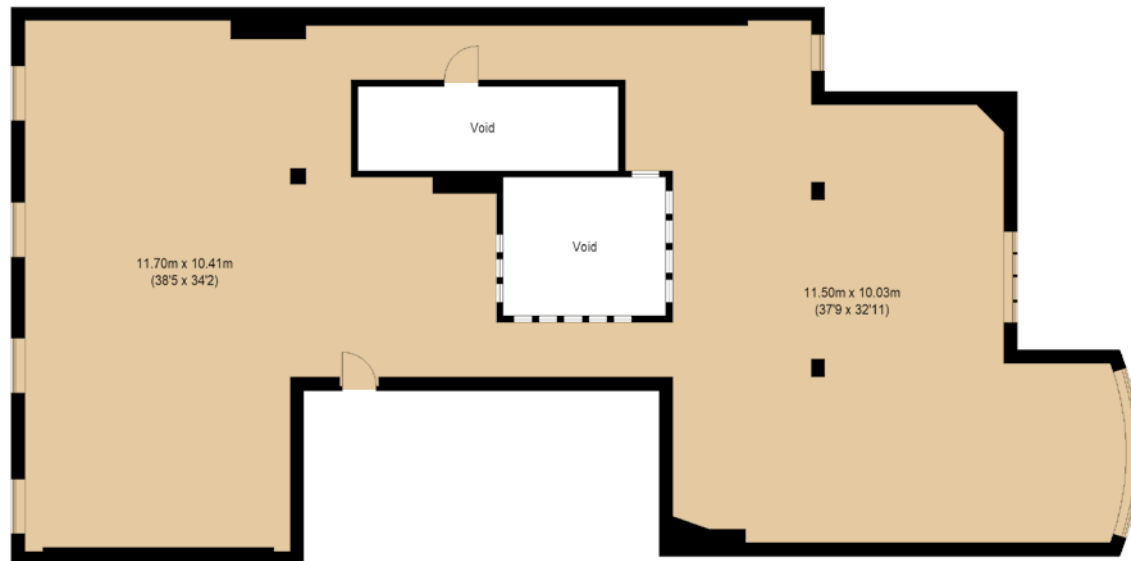
MAYFAIR'S FINEST PROPERTIES

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Fifth Floor Total area (approx.): 199.24 sq. m (2,145 sq. ft) (Excluding Void)