

DERBY STREET

Mayfair W1

A RARE FREEHOLD OPPORTUNITY TO
ACQUIRE A GRADE II LISTED PERIOD HOUSE
WITH DEVELOPMENT POTENTIAL



DERBY STREET

Mayfair W1



CURRENT GROSS INTERNAL AREA
OF 2,239 SQ.FT. / 208 SQ.M.

Planning Permission for extensions on Basement,
Ground, 1st & 2nd floors plus the addition of a 4th floor
Reception Room onto Terrace.

PROPOSED GROSS INTERNAL AREA OF
2,648 SQ.FT. / 246 SQ.M.





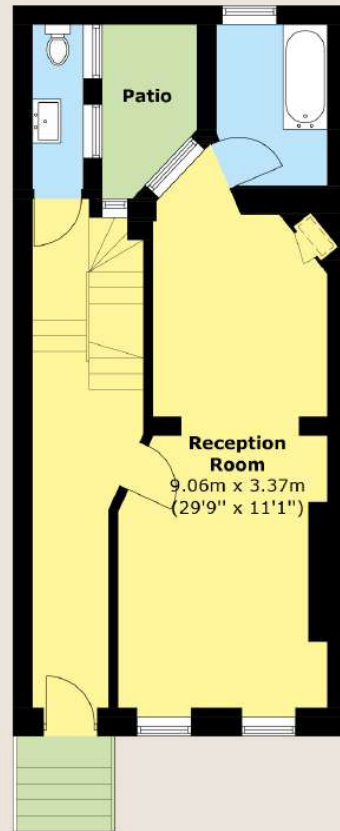
GRADE II LISTING

*House. Circa mid C18, altered. Stuccoed brick.
Parapet. Roof not visible 4 storeys plus basement.
2 bays. Steps up to square-headed entrance to left.
Square-headed windows. Casements,
plate glass. Sashes to attic.*

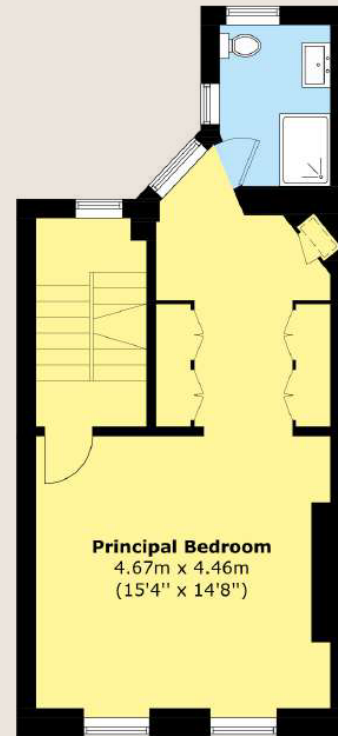




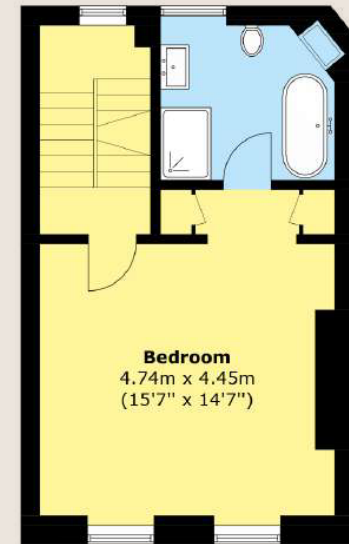
LOWER GROUND FLOOR



UPPER GROUND FLOOR

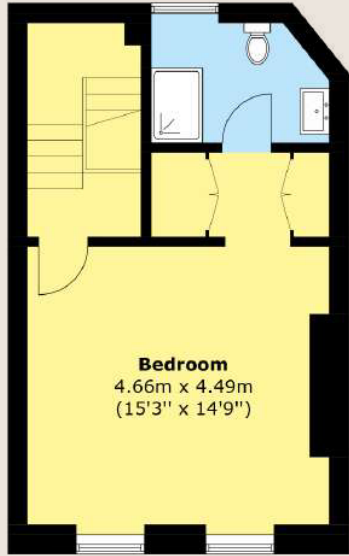


FIRST FLOOR

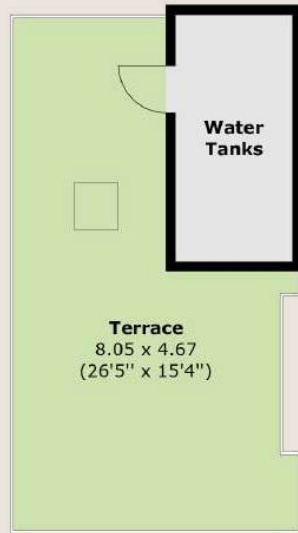


SECOND FLOOR

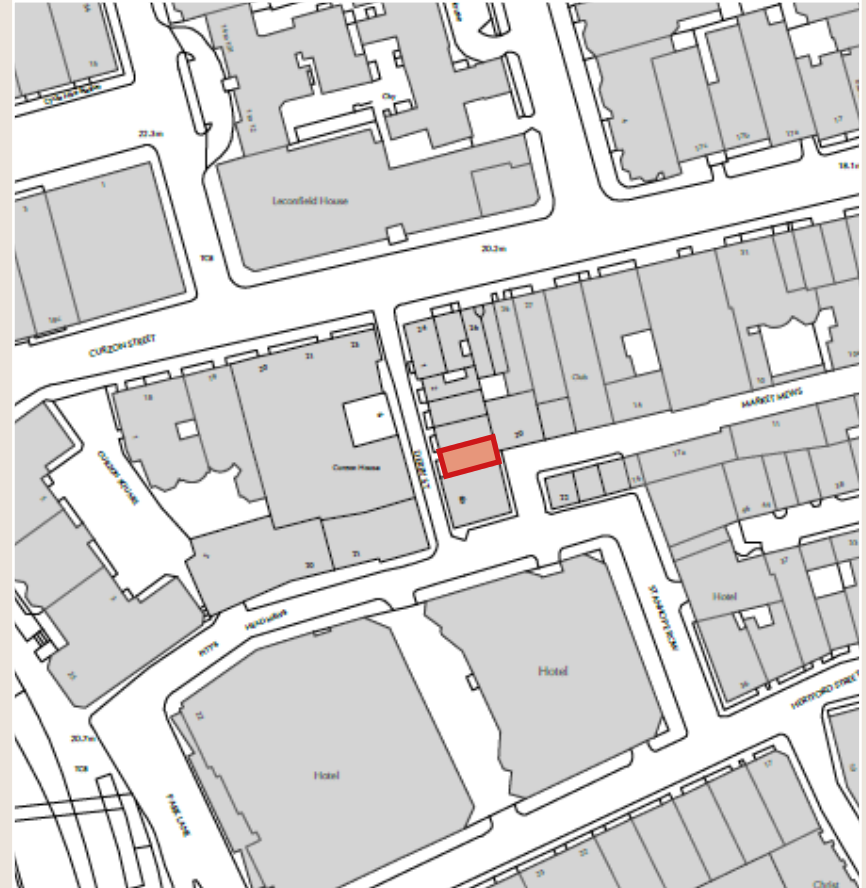
EXISTING FLOORPLANS



THIRD FLOOR



FOURTH FLOOR



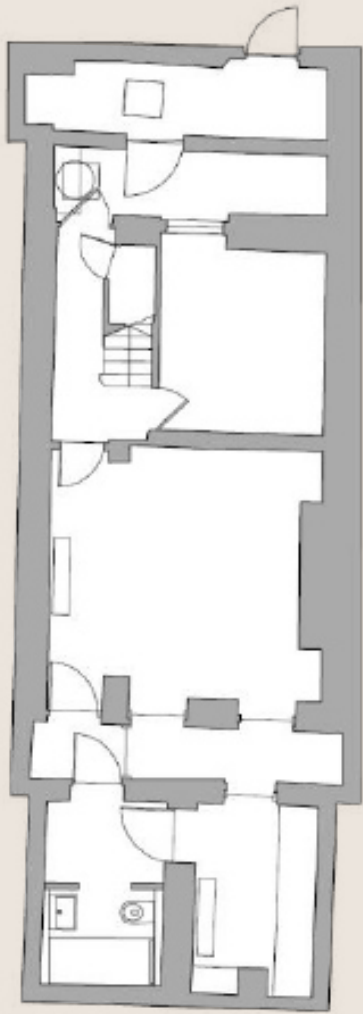
LOCATION AND HERITAGE STATUS

5 Derby Street is a listed Grade II building, located in the Mayfair Conservation Area.

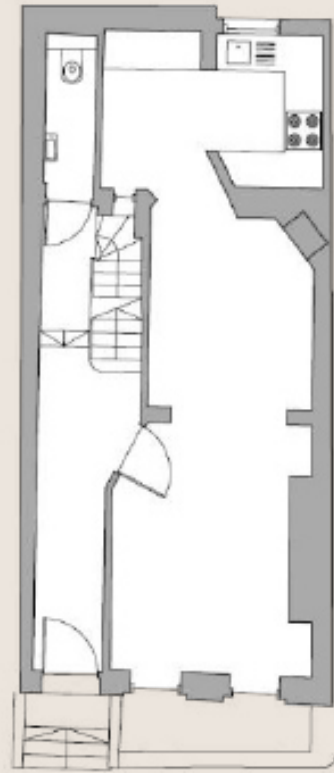
As such, it has special architectural and historic interest.

Nos 2,3 and 4 Derby Street are also listed Grade II.

Nos 4 and 5 have a shared rear access from Market Mews.



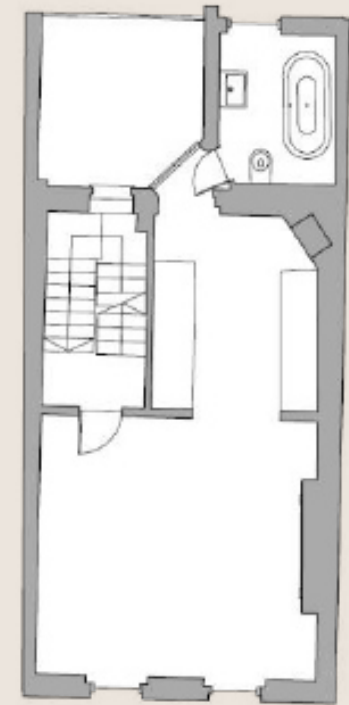
LOWER GROUND FLOOR
Extending into vaults. Rear access



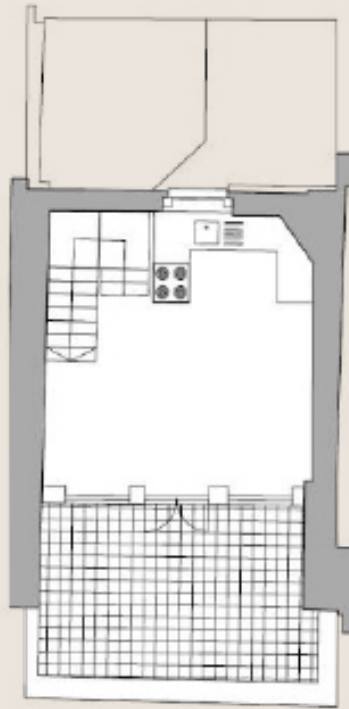
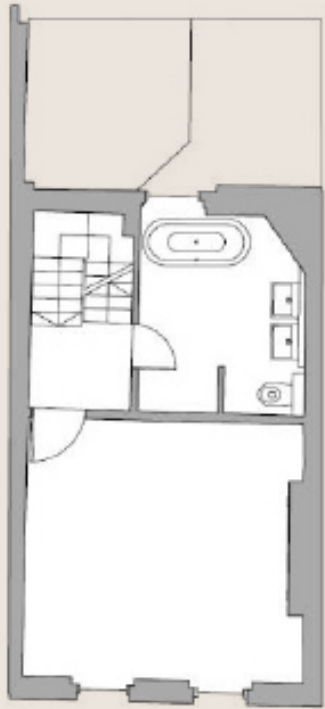
UPPER GROUND FLOOR
*Extending into rear
to create Kitchen*



FIRST FLOOR
*Extending into rear to create
Dressing Room / Bathroom*



SECOND FLOOR
Extending into rear to create Bathroom

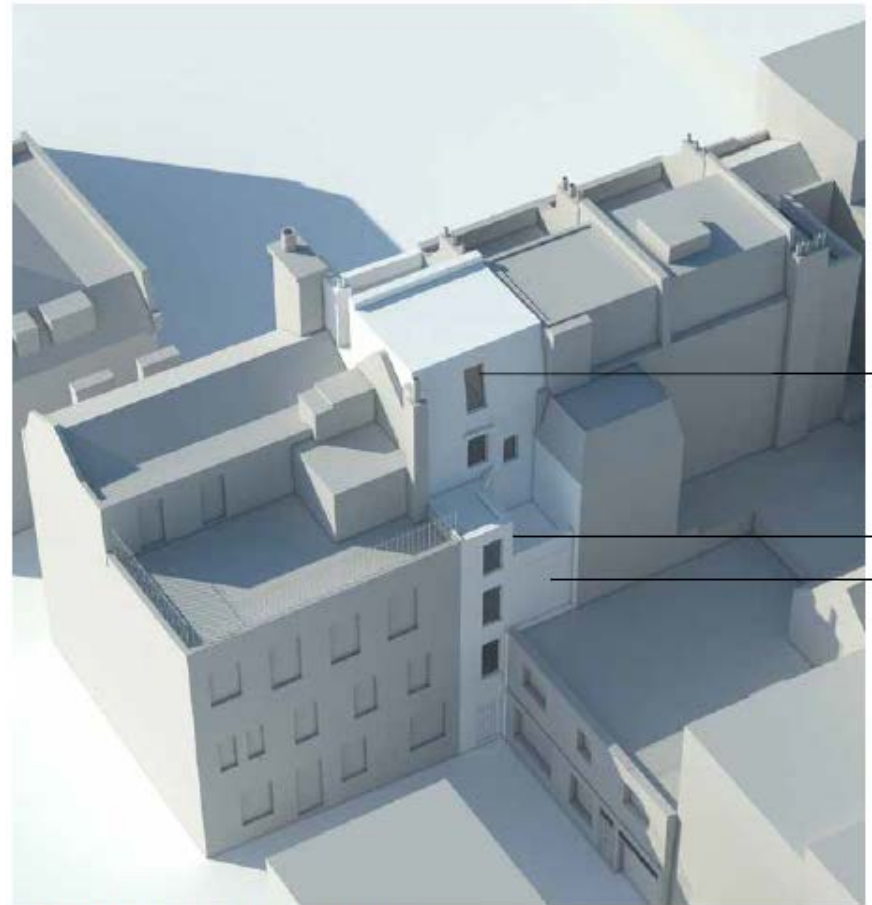


THIRD FLOOR

Continuation of staircase to 4th floor

FOURTH FLOOR

Creation of "Den" onto Private Terrace



New roof extension, clad in slate

Extended closet wing

New rear extension

The proposed extensions shown in relation to neighbours



Physical model showing new additions in brown card



TENURE: FREEHOLD

PRICE: £5,250,000

VIEWING STRICTLY BY PRIOR APPOINTMENT

Sole Agent



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