

A RARE OPPORTUNITY TO ACQUIRE A FREEHOLD GRADE II LISTED SOUTH-FACING PERIOD BUILDING JUST OFF GROSVENOR SQUARE WITH PRIVATE GARDEN, TERRACE AND BALCONY



# Upper Brook Street

MAYFAIR W1



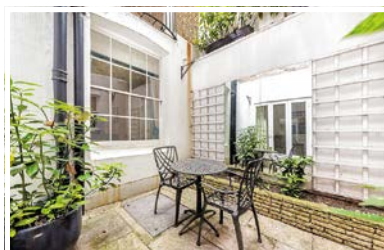
3 UPPER BROOK STREET, MAYFAIR W1



THE PROPERTY HAS A GROSS INTERNAL AREA OF APPROXIMATELY 5,000 SQ.FT. AND IS CURRENTLY DIVIDED INTO THREE SELF-CONTAINED UNITS:

- A ground and lower ground-floor three bedroom maisonette
- A first-floor one bedroom apartment
  - A second and third-floor four bedroom maisonette

The building has a private garden and a separate roof terrace, providing over 1,000 sq ft of outside space.



Ground Floor Reception Room  
Leading to Private Garden





- Entrance Hallway
- Second Floor Reception Room with Open Southerly Views



- Access From the Mezzanine Level to the Upper Terrace From the Elegant Staircase
- 25ft Private Garden



CGI of "The Chancery Rosewood" being developed by Qatari Diar and set to open in 2024



**GROSS INTERNAL AREA (APPROX.)**

**481 sq m (5,183 sq ft) Including Vaults**

**461 sq m (4,959 sq ft) Excluding Vaults**

Garden Area: 46 sq m (492 sq ft)

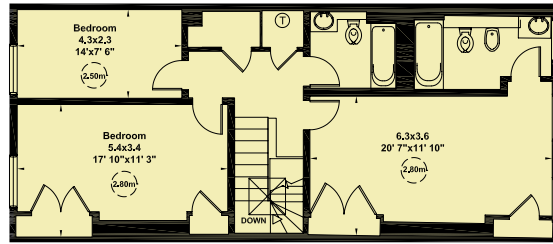
Terrace Area: 33 sq m (354 sq ft)

Balcony Area: 6 sq m (62 sq ft)

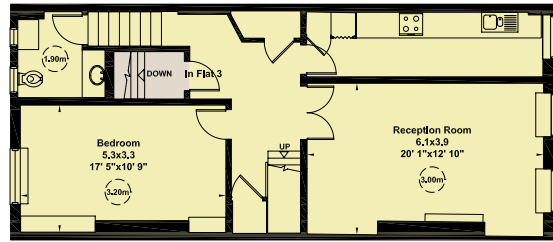
Courtyard Area: 12 sq m (131 sq ft)

FOR IDENTIFICATION ONLY. NOT TO SCALE

- FLAT 3** - 155 sq m (1,667 sq ft)
- FLAT 2** - 63 sq m (677 sq ft)
- FLAT 1** - 219 sq m (2,357 sq ft) INCLUDING VAULTS
- COMMUNAL AREAS
- VAULTS



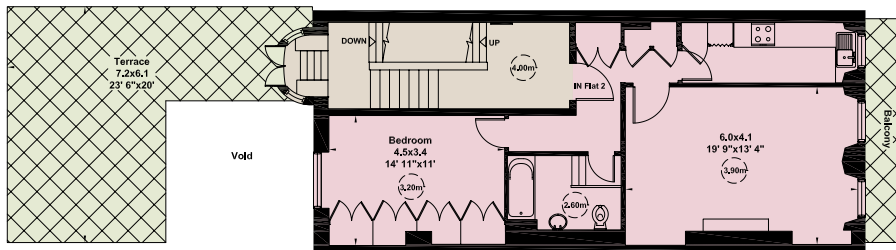
**THIRD FLOOR**



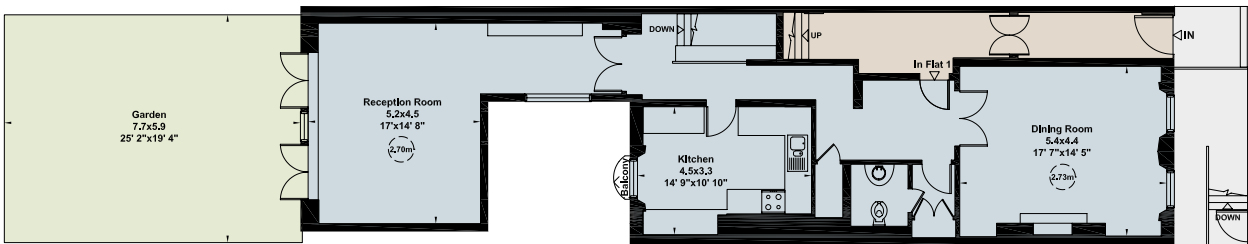
**SECOND FLOOR**



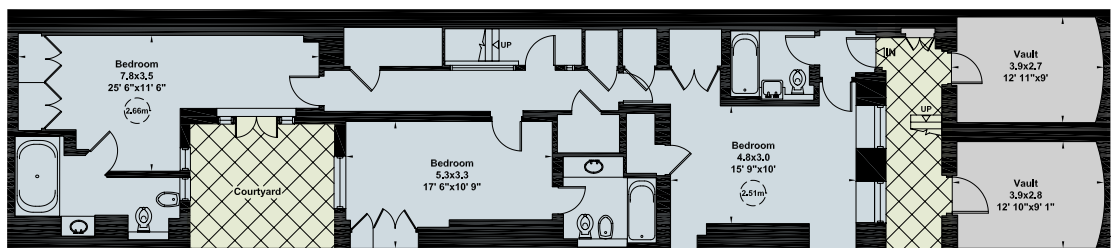
**MEZZANINE**



**FIRST FLOOR**

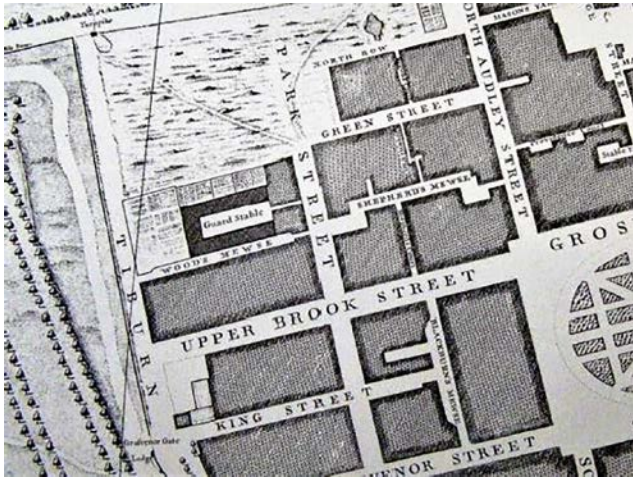


**GROUND FLOOR**



**LOWER GROUND FLOOR**





Extract from Rocque's map of London (1746) showing Upper Brook Street running westwards from Grosvenor Square to Hyde Park and Tiburn Lane, now Park Lane

## Mayfair

In 1677, Sir Thomas Grosvenor, 3rd baronet, married Mary Davies, the heiress to part of the manor of Ebury, and through this alliance the Grosvenor family gained 100 acres of Mayfair.

These Mayfair lands started to be developed after an Act of 1710, which permitted leases to be granted for building on the land. Development hastened from c.1720, and in 1724 Mayfair became part of the new parish of St George, Hanover Square.

In August 1720, Sir Richard Grosvenor (eldest son of Sir Thomas and Mary Davies) appointed Thomas Barlow, a carpenter, as the Grosvenor Estate Surveyor, to develop 'The Hundred Acres'; his grid of wide straight streets with a 'place' or square at the centre. It was a model of early town planning and between 1720 and 1740 a network of fine streets was laid out between Regent Street and Park Lane.

## People of Title

When completed, the houses in Upper Brook Street were occupied by the finest families in society, with Mayfair immediately becoming a fashionable residential district for the aristocracy. In 1760, a quarter of the houses in the street were occupied by people of title.

By 1807 Brook Street and Upper Brook Street were described as *'grand avenues from Hyde Park to Bond Street... the calm retreats of nobility and persons of great landed property'*.

Later in the nineteenth century the street became a favoured place of residence for successful, often knighted, surgeons and physicians, including several who attended the royal family.

**OCCUPANTS INCLUDE** Col. Francis Byng, brother of Adm. Sir George Byng, 1st Viscount Torrington, 1732–3. William Praed, M.P., 1738–41. Mrs. Elizabeth Byng, 1743–86. Viscountess Strangford, wid. of 8th Viscount, 1882–7. Maj.-gen. Charles Vyvyan Cox, 1888–1903. Sidney Philip Phillips, physician, 1905–27.

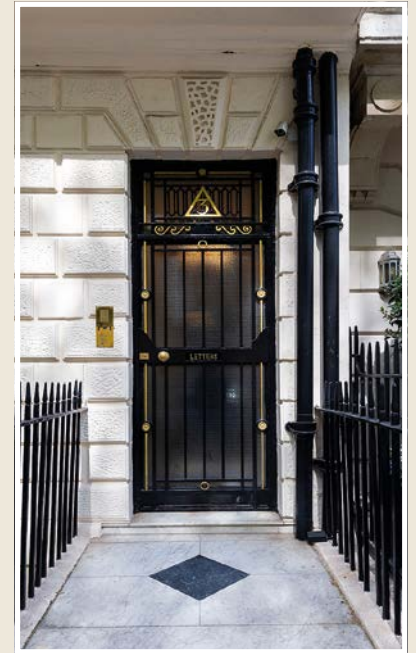
## Upper Brook Street

Upper Brook Street is amongst Mayfair's most prestigious addresses, connecting Park Lane to Grosvenor Square. 3 Upper Brook Street has the enviable position of being on the edge of Grosvenor Square, boasting partial views over the square and views across to the iconic former U.S. Embassy, soon to become the new Rosewood Chancery Hotel. The Grade II listed building is currently being reimaged by British architect Sir David Chipperfield of David Chipperfield Architects as Mayfair's newest 5 star hotel.

This northwest stretch of Mayfair has undergone a major redevelopment in recent years, with significant investment into the public realm and creation of some of the worlds' most exclusive residential developments such as 1 Grosvenor Square and 20 Grosvenor Square, together with world class hotels and restaurants. In addition to the Rosewood Chancery Hotel, further neighbouring hotels include 22 Grosvenor, Claridge's, The Connaught, The Biltmore Mayfair and The Beaumont. Restaurants include Roka, 34, Scott's, BiBi, The Ivy Asia and Le Gavroche. World class retail can be found nearby on Bond Street, Mount Street and in Selfridges.

Upper Brook Street is bookended by the greenery of London's most famous Royal Park – Hyde Park and Grosvenor Square. Grosvenor Estate will be further investing into northwest Mayfair through the upcoming re-designing of Grosvenor Square, which will celebrate the Square's rich history and transform it into an extraordinary urban garden with ground-breaking environmental credentials. The stunning design includes floating timber pergolas, mosaics of trees and wildflowers, retention of the historic oval lawn, and dramatic waterfall canopies.

Upper Brook Street is an exceptional place to live and invest.



## Listed Status

In 1964 Westminster City Council included No. 3 Upper Brook Street within the Mayfair Conservation area, where the building is considered to make a positive contribution to the character and appearance of the area, and on 1st December 1987 the property was added to the Government's Statutory List of Buildings of Special Architectural and Historic Interest in the Grade II category.

The building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

### LISTING ENTRY

**Name:** 3, Upper Brook Street W1.

**List entry Number:** 1221643

**District:** City of Westminster.

**District Type:** London Borough

**Grade:** II

**Date first listed:** 1-Dec-1987

### CITY OF WESTMINSTER - UPPER BROOK STREET, W1

No.3 - A Grade II listed Terraced town house.

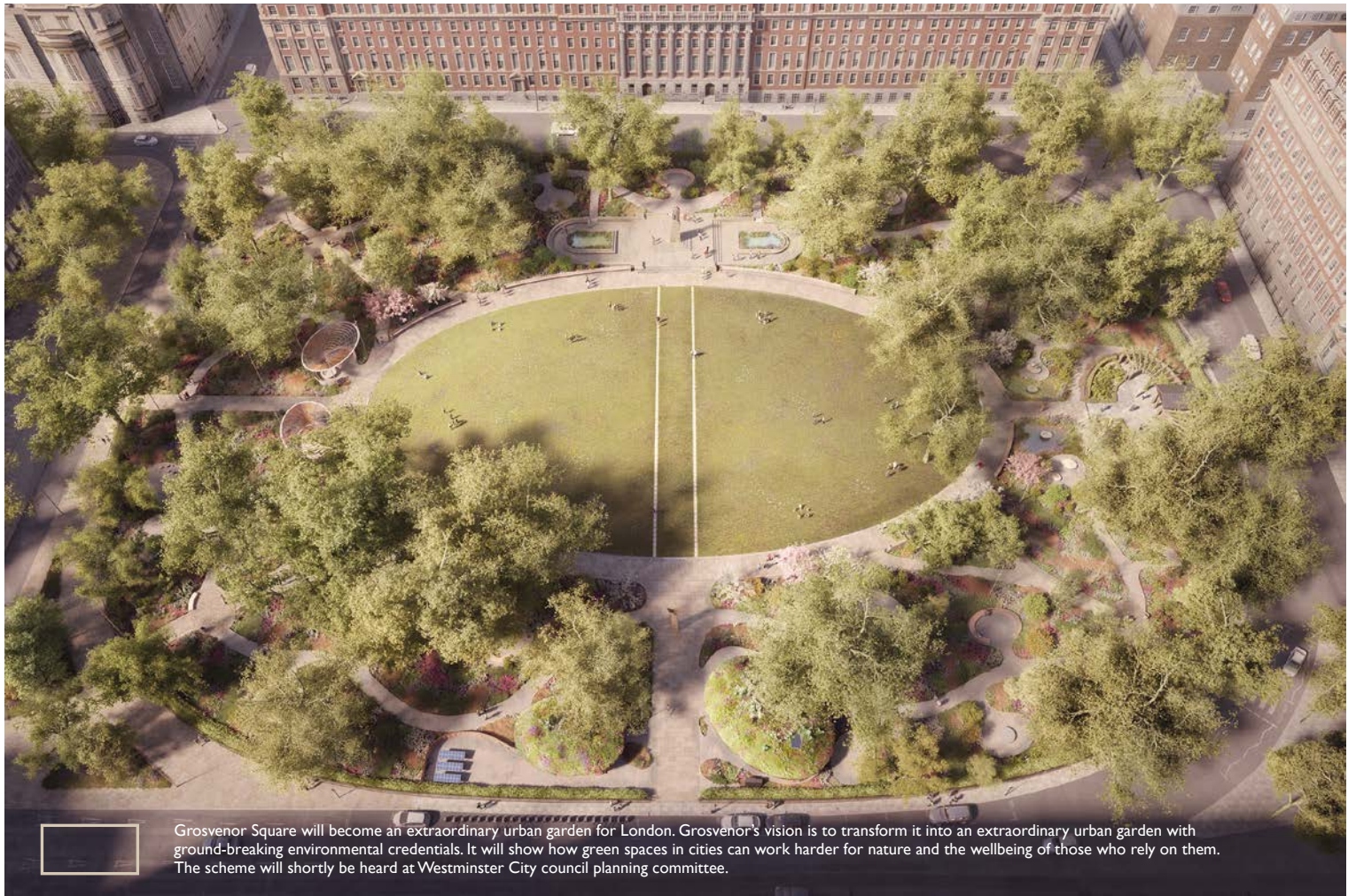
1730 with early and mid C.19 alterations.

Brown brick with stucco rusticated ground floor, slate roof. 3 storeys, basement and attic storey. 3 windows wide. Square headed doorway with rectangular fanlight to right and 2 square headed recessed ground floor sashes, all with voussoirs and vermiculated keystones.

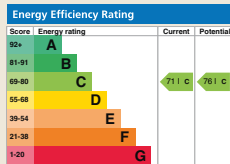
1st and 2nd floors have recessed sashes with slightly cambered gauged arches, the 2nd floor windows with stucco aprons. Original cornice above 2nd floor, parapet coping to attic. Cast iron balcony across 1st floor. Wrought iron area railings. Interior early to mid C.19 with plain geometric staircase.

**Survey of London; Vol. XL.**

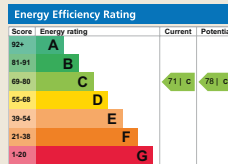




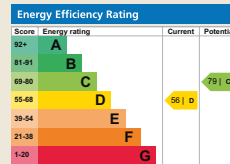
Grosvenor Square will become an extraordinary urban garden for London. Grosvenor's vision is to transform it into an extraordinary urban garden with ground-breaking environmental credentials. It will show how green spaces in cities can work harder for nature and the wellbeing of those who rely on them. The scheme will shortly be heard at Westminster City council planning committee.



FLAT 1



FLAT 2



FLAT 3

The whole property is offered with FREEHOLD title and full vacant possession.

Viewings are strictly by prior appointment through the owners.

**Price Guide £11,950,000**

Joint Sole Selling Agents



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