

An immaculately presented
Grade II listed freehold
townhouse moments from
Grosvenor Square



UPPER BROOK STREET

MAYFAIR WIK



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MAYFAIR W1K

Measuring 4,797 sq ft and set over 6 floors, with lift, this stunning home has been sympathetically renovated throughout, showcasing its heritage and architecture. The property includes 4 reception rooms, all benefiting from period features such as detailed cornicing, wood panelling, large sash windows and high ceilings.

The building benefits from lift access to all floors, bespoke staircase and air conditioning.





FEATURES

- Freehold • 4 Reception Rooms • 6 Bedrooms • 6 Bathrooms • Vaults
- Telecoms Cupboard • Loft Area • Lift • Private Terrace • Grosvenor Estate



On the first floor, through attractive French windows is a private south facing terrace.

Number 52 originated in the early 1700's as one of the houses on the newly developed Grosvenor Estate.



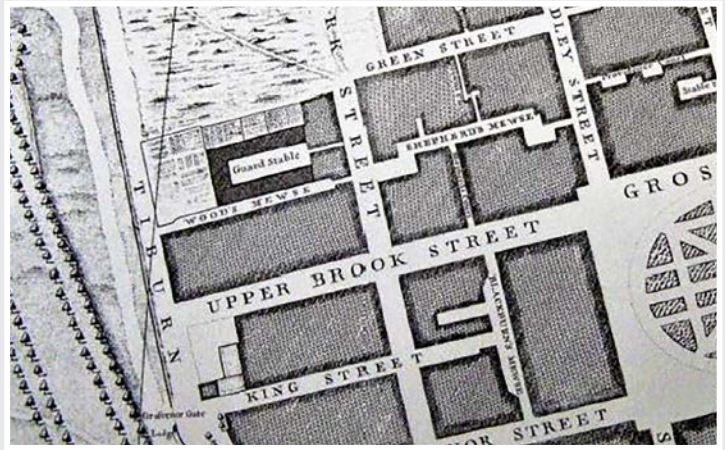
On the second and third floors there are four well appointed bedrooms, all with en suite bathrooms. The principal suite occupies the entire top floor with separate dressing room and en suite bathroom. On the lower ground floor there is a separate kitchen with dumb waiter, guest WC, gym and a further bedroom with en suite shower room.

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.



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

Upper Brook Street

Upper Brook Street is amongst Mayfair's most prestigious addresses, connecting Park Lane to Grosvenor Square. 52 Upper Brook Street has the enviable position of being close to Grosvenor Square and the iconic former U.S. Embassy, soon to become the new Rosewood Chancery Hotel. The Grade II listed building is currently being reimagined 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 world's 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 and The Ivy Asia. 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.



Grosvenor Square Public Realm CGI



CGI of "The Chancery Rosewood" being developed by Qatari Diar and set to open in 2025

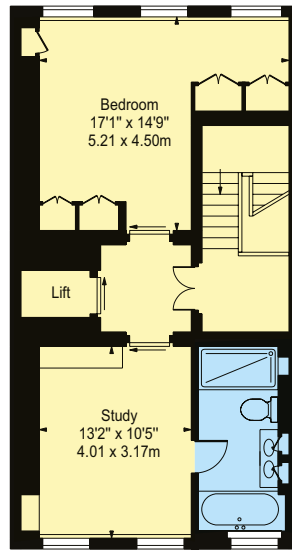


APPROXIMATE GROSS INTERNAL AREA

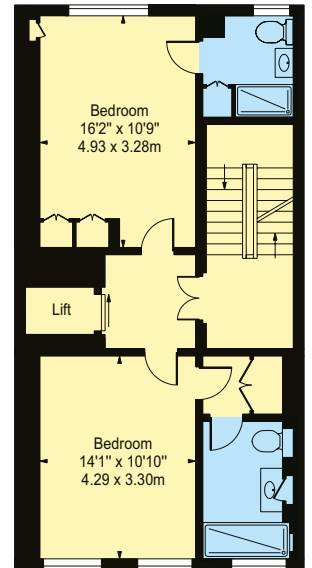
4,797 Sq Ft - 445.66 Sq M
(Excluding Vaults)

APPROXIMATE GROSS INTERNAL AREA OF VAULTS

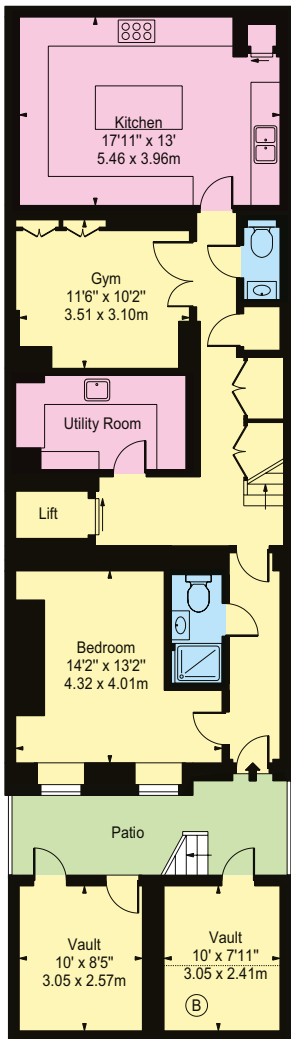
164 Sq Ft - 15.19 Sq M



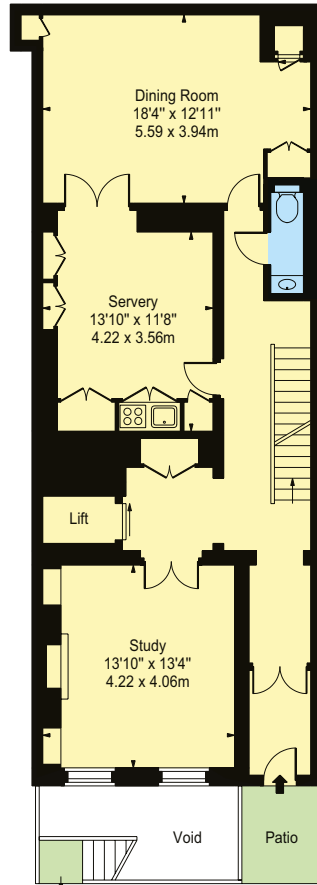
FOURTH FLOOR



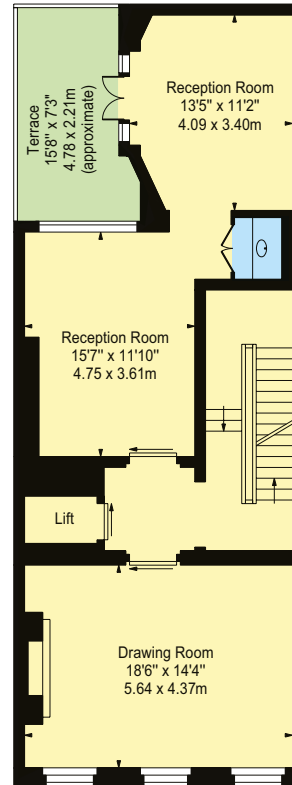
THIRD FLOOR



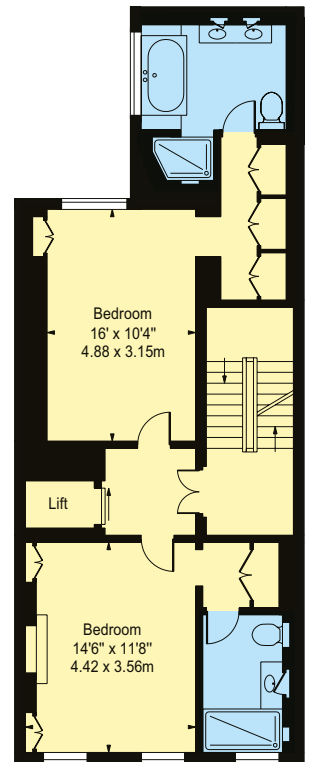
LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

TENURE: FREEHOLD

PRICE: £17,000,000

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WETHERELL
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102 Mount Street, London W1K 2TH

Tel: 020 7529 5566

wetherell.co.uk