



UPPER BROOK STREET

LONDON W1K 2BS

No. 50

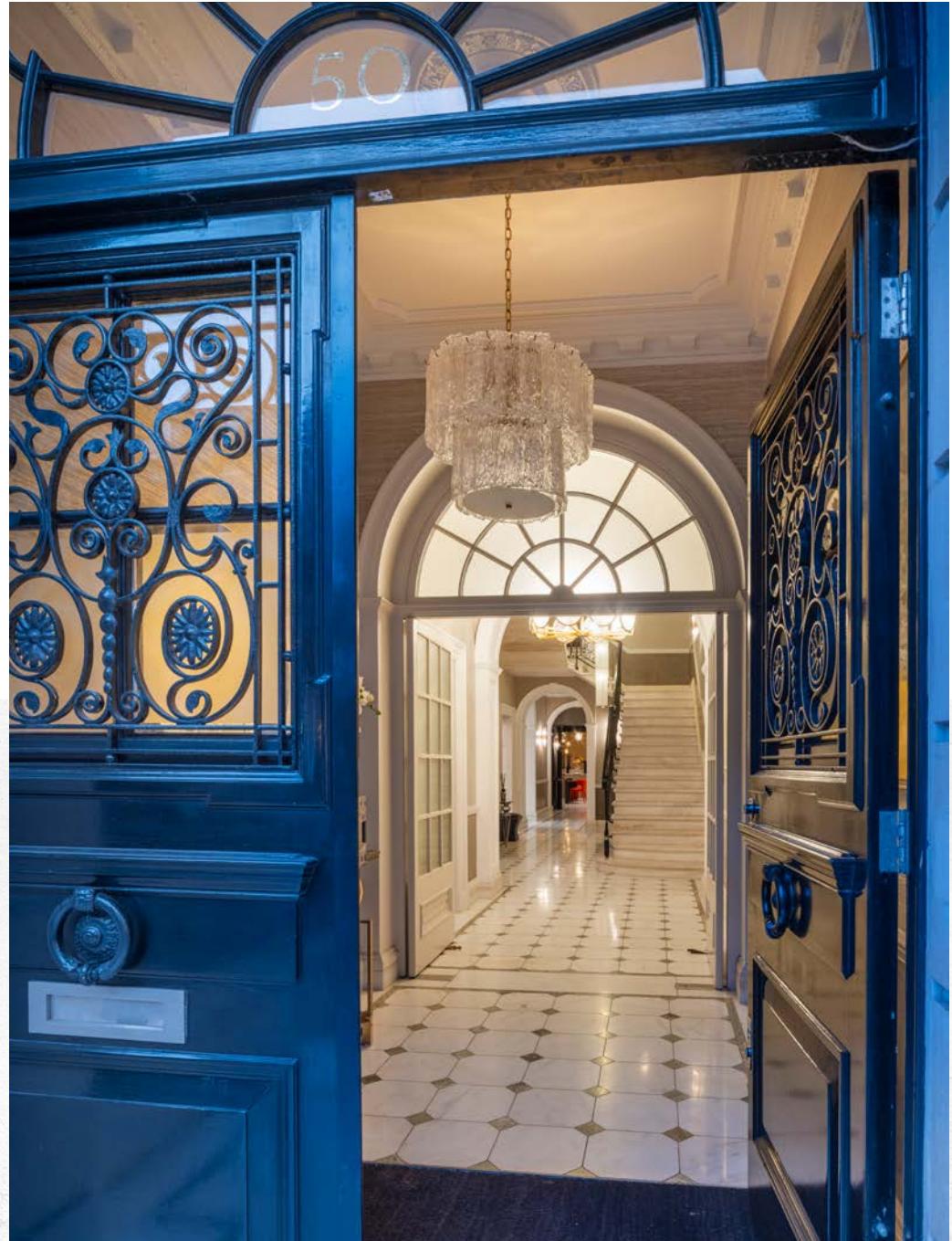
UPPER BROOK STREET

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Immaculately refurbished by its current owners, 50 Upper Brook Street epitomises contemporary design and modern lifestyle within an important period townhouse.

A stunning Grade II Listed, Portland stone Georgian townhouse arranged over seven floors on one of Mayfair's most exclusive addresses. The property extends to 14,289 sq ft / 1,327 sq m. Upper Brook Street connects Park Lane to Grosvenor Square and is one of the principal streets on the Grosvenor Estate, moments from Hyde Park. An incredibly rare trophy asset in prime Central London.

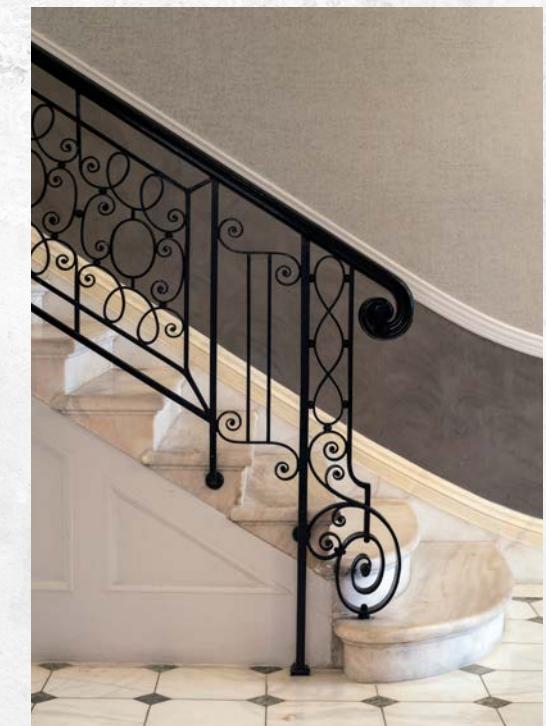
Please note some photos have been enhanced with CGI



Ground Floor

The entrance hall, accessed through tall double doors, sets an elegant tone for the home. On the ground floor is a morning room, formal dining room, and spacious family kitchen. Both the kitchen and dining room have French doors opening into a bright, airy orangery with the benefit of a retractable roof. The house features two staircases (principal and secondary) running throughout, as well as an elevator serving all floors for convenient access.







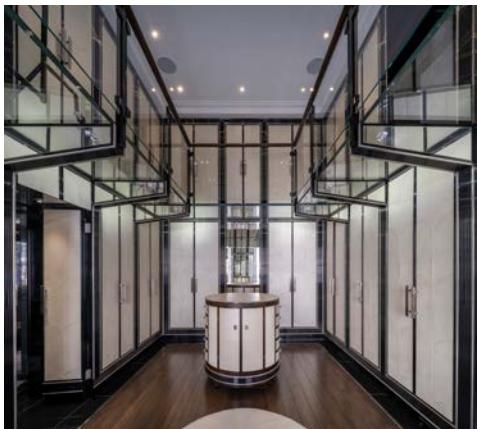
First Floor

The impressive galleried staircase leads to the first floor with a formal drawing room, benefiting from high ceilings and three large windows overlooking Upper Brook Street as well as access to a small terrace. At the rear of the house is a study with a hidden en-suite bathroom. This magnificent residence showcases exceptional scale and exquisite historical elements throughout. The property seamlessly blends stunning architectural details with a thoughtfully designed floor plan, ideal for both sophisticated entertaining and comfortable family living. Its grand proportions and period charm create an ambiance of timeless elegance, while the versatile layout ensures practicality for modern lifestyles. From ornate mouldings to spacious rooms, every aspect of this home reflects a perfect balance of historic grandeur and contemporary functionality.



Second Floor

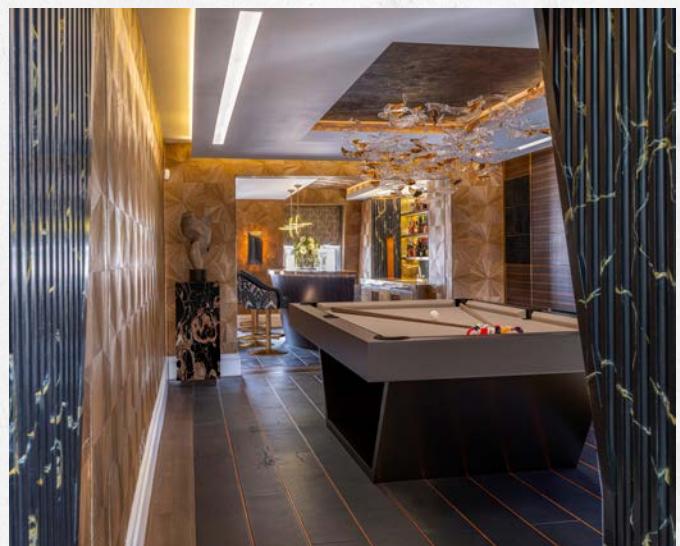
The entire second floor is dedicated to the principal suite, featuring a spacious double-height dressing room, two en-suite bathrooms.



Third Floor

The third floor has three guest bedroom suites. Each suite offering generous built-in storage and its own en-suite bathroom.



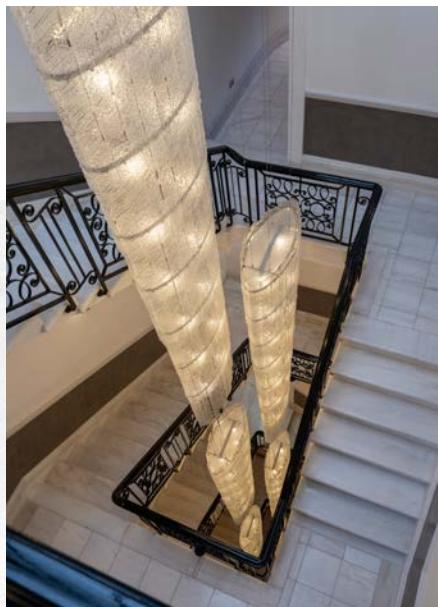


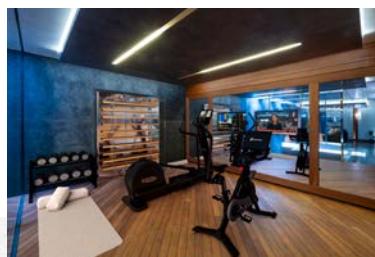
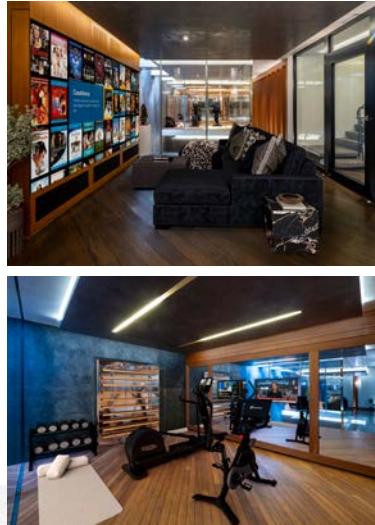
Fourth Floor

The fourth floor, has an expansive entertainment area comprising a cigar room, bar, cinema room, and bathroom. A staircase from this level provides access to a spacious roof terrace.

Roof Terrace

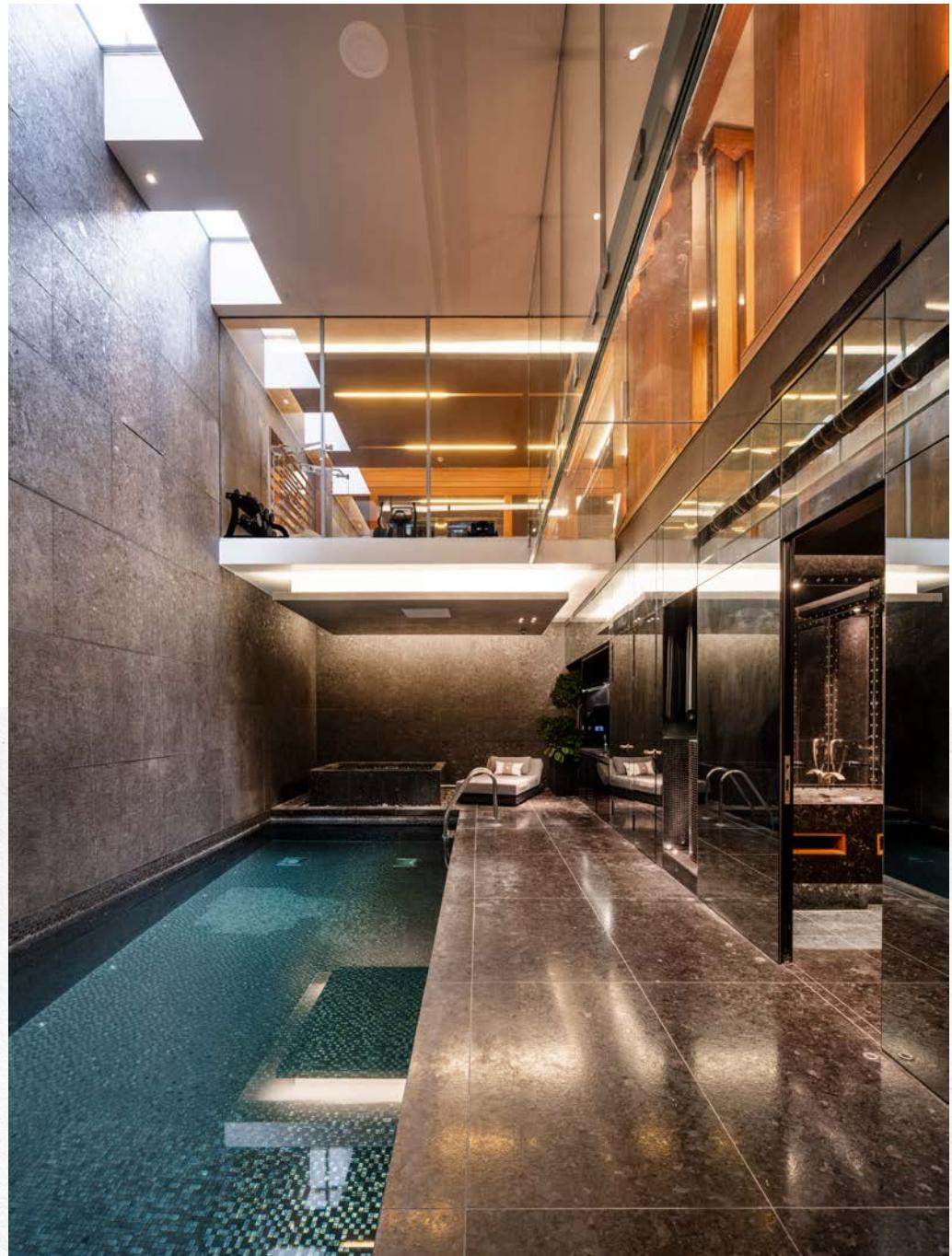
The roof terrace boasts stunning panoramic vistas of the West End skyline, showcasing iconic landmarks such as the BT Tower. This outdoor space is ideal for entertaining, with the potential to create an elegant dining area. The expansive views and versatile layout make it a perfect spot for relaxation and socialising while enjoying London's skyline.



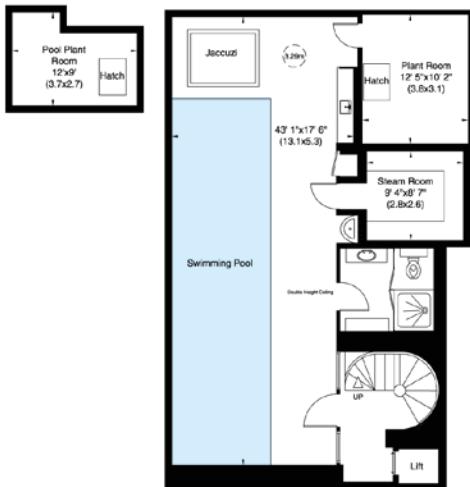


Lower Ground Floors

The lower ground floor features a well-appointed wine cellar, bar, commercial kitchen, and gym. The gym overlooks a sleek, modern black stone swimming pool located in the sub-basement level. This floor also includes a separate jacuzzi, steam room, and shower facilities. Beyond the commercial kitchen, there is a two-bedroom apartment suitable for staff and/or security personnel.



Not to Scale, for identification only

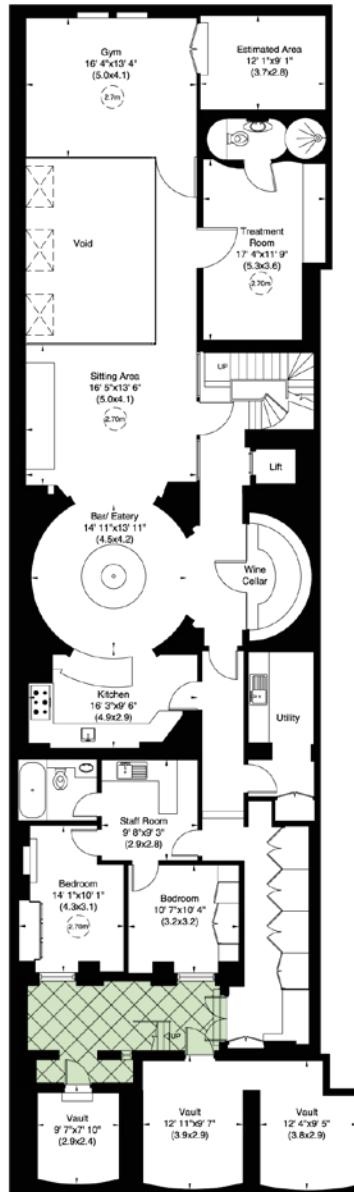


Basement

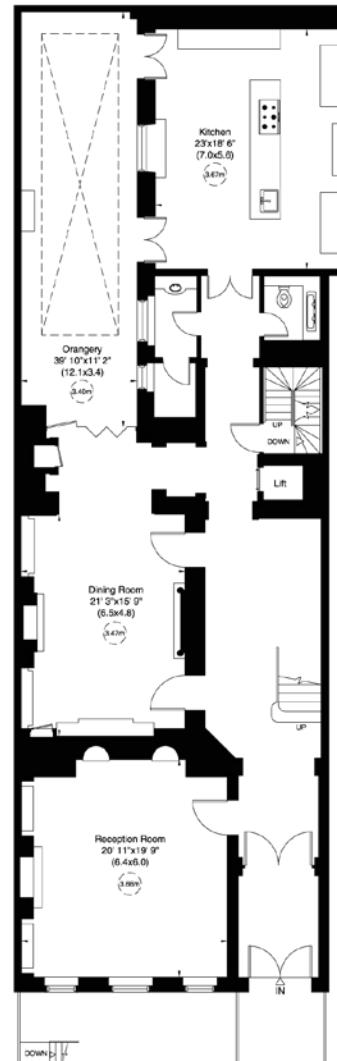
Approximate Gross Internal Area
14,289 Sq. Ft. / 1,328 Sq. M.
Including Estimated Area Vaults
and Under 1.5 M.



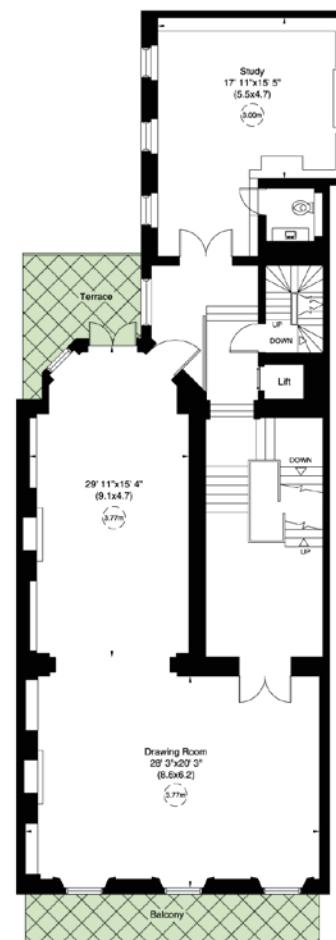
For guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).



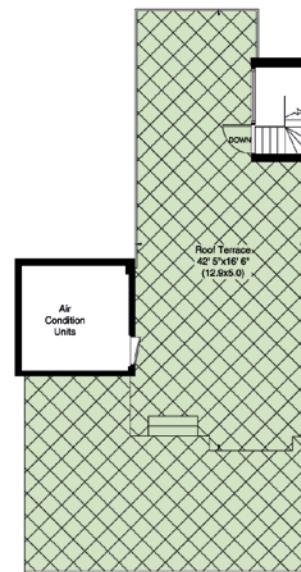
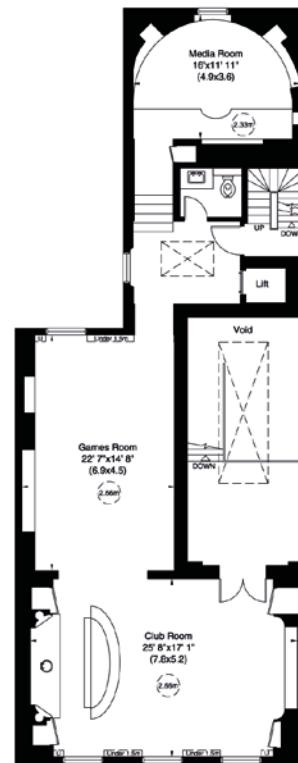
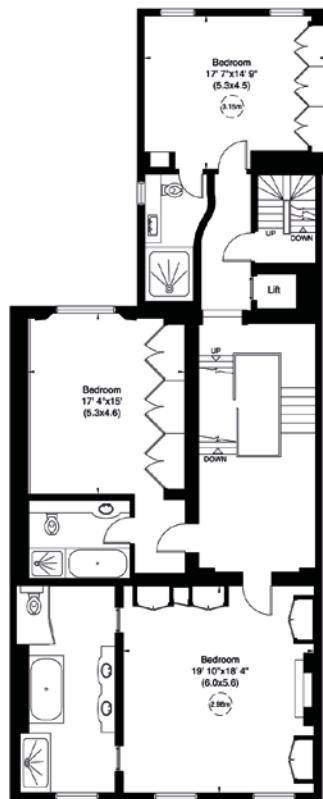
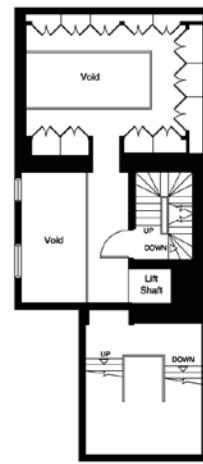
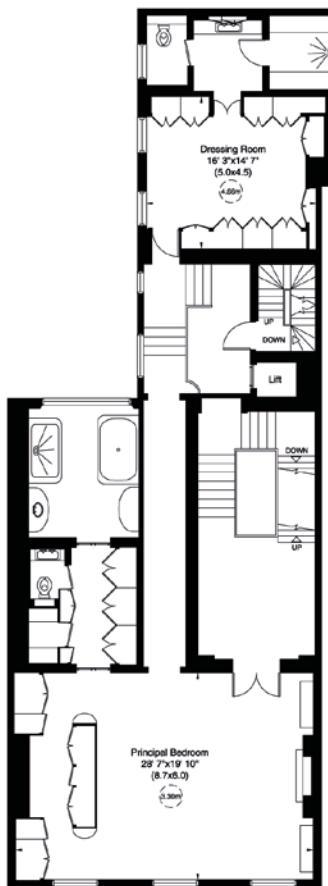
Lower Ground Floor



Ground Floor



First Floor





TENURE: FREEHOLD

ASKING PRICE: £42,500,000

Viewing by appointment with the joint sole agents

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