



Adams Row  
Mayfair, W1K

CHESTERTONS





Set on a quiet road just by South Audley Street and the Mayfair village is this exceptional four bedroom, freehold house with terrace and garage spanning almost 4,000 sqft. Meticulously renovated by the current owners and kept in good condition throughout. The house has an abundance of natural light and generous entertaining and living spaces which has been thoughtfully completed with some fantastic and unique features.

This stunning, newly refurbished property features a spectacular principal bedroom suite with drop down cinema screen and ample storage. There is a private terrace which opens electronically and an adjoining luxury bathroom offering a free-standing bath tub, large walk-in shower, fire place and built-in TV.

Adams Row is a predominantly residential address perfectly located to benefit from the restaurants, high end boutiques and hotels literally on the doorstep. With Grosvenor Square, Mount Street Gardens and Hyde Park also moments away, the house would make the ideal central London base.

- Freehold
- 4 Bedrooms
- 2 Reception rooms
- Cinema
- Gym
- Private Garage (2 cars)

Asking Price £11,950,000

Energy Efficiency Rating		Current	Potential
100-120	A		
81-101	B		
62-81	C		75
43-61	D		
25-42	E	52	
10-24	F		
1-9	G		

Not energy efficient - higher running costs

EU Directive 2002/91/EC  
England, Scotland & Wales

**Tenure:** Freehold  
**Service Charge:** £TBC  
**Ground Rent:** £0  
**Local Authority:** City Of Westminster  
**Council Tax Band:** H

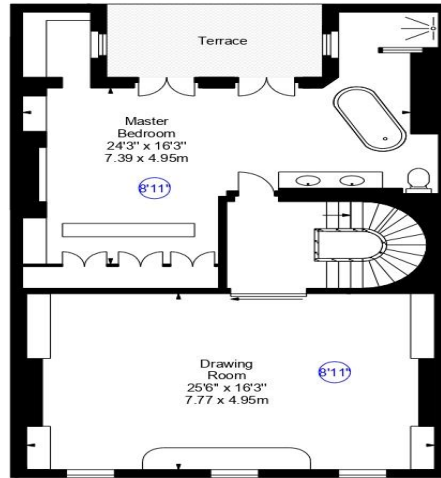
**Chestertons Mayfair Sales**

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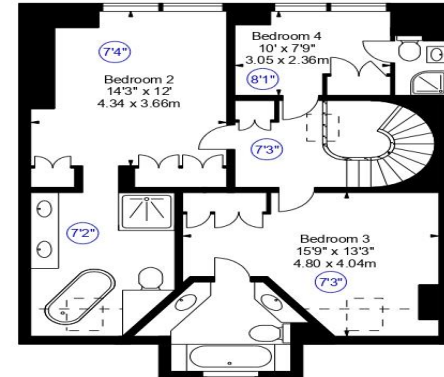
**20 ADAMS ROW  
LONDON  
MAYFAIR  
W1K 2LA**

APPROX. GROSS INTERNAL AREA \*  
3834 Ft<sup>2</sup> - 355.18 M<sup>2</sup>  
(Including Garage)

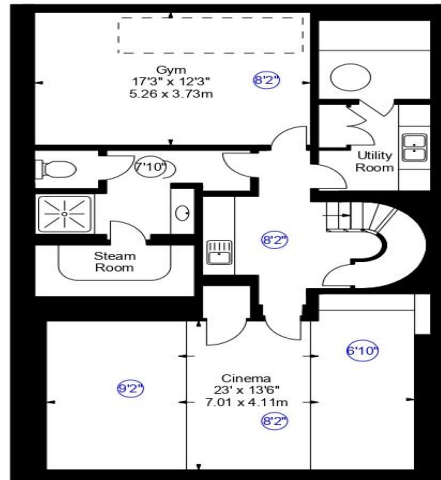
Illustration For Identification Only, Not to Scale  
All Calculations include Any/All Areas Under 1.5m Head Height.  
\* As Defined by RICS - Code of Measuring Practice



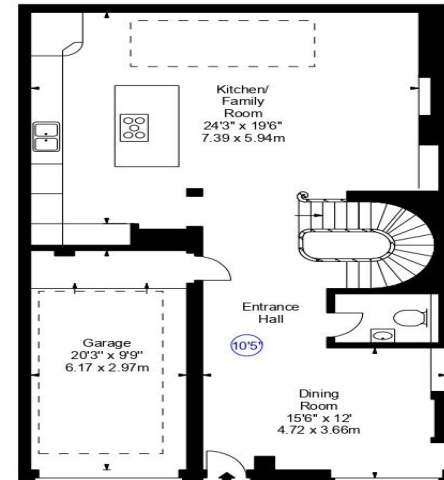
FIRST FLOOR



SECOND FLOOR



LOWER GROUND FLOOR



GROUND FLOOR



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