



THE MULLINER

OLD PARK LANE



THE MULLINER

GLOUCESTER HOUSE



A BEAUTIFULLY REIMAGINED,  
ONE-OF-A-KIND LATERAL  
RESIDENCE STEEPED  
IN MAYFAIR'S HISTORY  
AND OFFERING OVER  
5,000 SQ FT OF PALATIAL,  
YET CONTEMPORARY  
GRANDEUR

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#### HISTORICAL SIGNIFICANCE

Originally a royal private palace known as Gloucester House, work started on this Grade II listed Edwardian property in 1904 and was completed in 1908.

With a history that includes royalty, the Savoy Hotel and Rolls Royce motorcars, Gloucester House is located on the corner of Old Park Lane and Piccadilly. The original Georgian mansion on the site built in the 1760s was the London home of the noble Bruce family. It is where in the early 1800s Thomas Bruce, the 7th Earl of Elgin, displayed the Elgin marbles. Thomas planned to turn the property into a private museum before the marbles and their ownership were transferred to the British Museum in 1816.

Between 1816 to 1904, Gloucester House served as a private palace for members of the British Royal family, first for the newly married Prince William, Duke of Gloucester and Edinburgh, where he and his wife Princess Mary (the daughter of King George III) entertained royal guests including King George IV.

After Prince William's death in 1834, it was occupied by Prince George, Duke of Cambridge, a cousin of Queen Victoria and the commander-in-chief of the British Army. Here Prince George hosted Queen Victoria, Prime Minister William Gladstone and Field Marshall Haig.

Following the Duke's death in 1904 the Royal mansion was demolished and replaced by the current seven-storey Art Nouveau and classical style apartment building designed by renowned Savoy Hotel architect Thomas Edward Colcutt and his partner Stanley Hamp.

Using the Savoy Hotel and Royal history as design inspiration, Colcutt created a landmark stone-fronted building with two bay windows per floor to the Green Park façade, two bays per floor to the Old Park Lane façade, and on the pediment, the coat-of-arms of the Ducal City of Gloucester, a reminder of the site's Royal heritage.

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GLOUCESTER  
HOUSE

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## AUDIO VISUAL

- Fully integrated Lutron lighting and automated window treatments
- Comprehensive future-proofed Cat6 cabling infrastructure
- Sonos whole home sound system
- RIVI RV35 (Ruckus) provides the latest Wi-Fi 6 technology throughout

## JOINERY

- Bespoke fitted joinery throughout
- Custom specialist paint finishes to principal joinery pieces
- Specialist finish ironmongery throughout
- Bronze-tinted glazed wardrobe cabinetry doors to principal Bedroom
- Matching bronzed liquid metal internal detailing

## KITCHEN'S

- Hand-selected Jasmine white oak bespoke kitchen with specialist antique mirror feature in bronze finish
- Bespoke liquid metal island panel in soft brushed satin antique lacquered finish
- Bronze-tinted glazed wall cabinetry
- Polished Neolith Calacatta Gold worktop, island top and splashbacks
- Full suite of state-of-the-art Gaggenau appliances
- Separate Full Service Kitchen with large industrial-sized appliances by Bertazonni, Miele and Caple
- Neolith Basalt worktop with satin finish to Service Kitchen

## BATHROOMS

- Specialist finish Gessi sanitaryware
- Capraia Lux Italian vanity and specialist two-tone polished plaster to guest WC
- Honed and polished Golden White Italian vanity top, shower walls, floor, and skirting Polished plaster walls to principal en-suite
- Bespoke handmade vanity units throughout
- Dover White marble to shower walls, vanity top and splashback in Guest Suite

## FLOOR FINISHES

- Polished White Emperador marble with bronze inlay to the Entrance hallway
- Bespoke traditional oak parquet panel with wenge and quarter-sawn oak strip border throughout the Dining room, Reception and Kitchen
- European oak herringbone timber flooring to bedroom hallway
- Honed and polished Italian stone flooring to en-suite bathrooms
- Luxurious wool carpets throughout

## WALL FINISHES

- Feature Tecido vinyl soft silver wallpaper to principal bedroom
- Hand-woven wallpaper to insets in dining room mouldings
- Gold leaf featured finished panelling outer edge to Reception
- Polished plaster and specialist finishes to principal rooms
- Selected feature wallpapering to guest bedrooms

## FEATURED ITEMS

- Lift to fourth floor
- Original historic featured fireplaces in the reception and dining room
- Period cornice detailing and wall panelling hand hand-painted and restored throughout
- Separate back-of-house staff entrance, with live-in staff quarters
- Fully integrated temperature-controlled wine cabinet with storage for up to 20 wine bottles

## HEATING &amp; COOLING

- Fully comfort-cooled system via concealed Daiken air conditioning units
- Underfloor heating and period cast iron radiators
- All managed by Loxone, state-of-the-art building management system
- Loxone HVAC controls via touch panels and via smartphone and tablet ipad
- MVHR (Mechanical Ventilation with Heat Recovery) System This system is in all areas and brings filtered fresh in and old air out constantly

## SECURITY

- Grand lobby with on-site 24-hour security guard/concierge
- Intruder alarm integration with Grade 2 SSAIB-approved alarm
- All windows and doors are secure and alarmed
- Remotely accessed CCTV security system
- 2N door entry system















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UNPARALLED  
LOCATION

Gloucester House is set on the corner of Old Park Lane and Piccadilly with surrounding views of Green Park and Hyde Park Corner. The property's prominent corner position is also well-positioned for access to the world-class amenities on offer across Mayfair, St James, Knightsbridge, and Belgravia. Harrods, Harvey Nichols and world-renowned hotels, such as the Ritz and the Mandarin, provide excellent options for shopping, dining, entertainment and culture as well as being in close proximity to Buckingham Palace and both underground and overground transport links.









# THE MULLINER



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## FOURTH FLOOR

**Approximate Gross Internal Area**  
 5,222 sq ft / 485.22 sq m  
 including 261 sq ft / 24.26  
 sq m or attic area

Floorplan for guidance only, not to scale or valuations  
 purposes. It must not be relied upon as a statement of  
 fact. All measurements and areas are approximate and  
 have been prepared in accordance with the current  
 edition of the RICS Code of Measuring Practice.

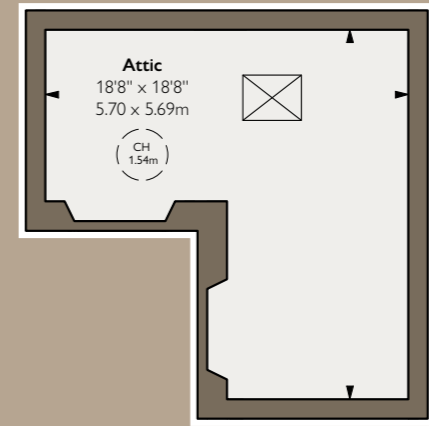
**Local Authority**  
 City of Westminster

**Tenure**  
 Leasehold, approximately 974 years  
 remaining (999 years from 1st July 1999)

**Ground Rent**  
 £100 per annum

**Service Charge**  
 Approximately £64,000 per annum

**Council Tax**  
 Band H





A PROJECT BY

**FAIRWAY**  
CAPITAL

**DARGLOBAL**

DEVELOPED BY

**LECONFIELD**

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