

HALF MOON STREET

MAYFAIR

FOURTEEN

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Immaculately refurbished to the highest standard, 14 Half Moon Street seamlessly blends contemporary design and period detail within an important Grade II listed white stucco fronted house, with four principal bedroom suites and generous entertaining rooms throughout, including a fully functioning cinema. Additionally, the house offers the rare benefit of a large east-facing terrace directly accessed from the fourth floor family room. A passenger lift accesses all floors.



The Entrance Hall

Nero Marquina marble front steps lead into a spacious entrance hall, introducing the finest materials and craftsmanship, consistently featured throughout the property. The unique geometric marble floor with solid brass inlay immediately captivates, yet elegantly blends in with the classic Marmorino plaster framing and Carrara Bianco marble period gas fireplace. The glistening Rocco Borghese solid brass chandelier with four tiers of tri-cristallo angle polished crystal nestling above the lacquered Davidson Black Sycamore centre table announces the uncompromising design of this modern classic home.





Kitchen Breakfast Room

With book matched Windhurst slab marble accentuated with a Nero Marquina and nickel border, the kitchen exudes opulence, with impeccable design and the very best fittings and appliances. With an adjoining breakfast room, the space is ideal for informal family meals or entertaining close friends.

HALF MOON STREET

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The Reception Room

Situated on the first floor, the formal reception room overlooks Half Moon Street at the front from an attractive bay window, allowing southerly views towards Green Park and northerly views towards Curzon Street. Additional features include a wet bar with mini fridge, period marble fireplace, bespoke walnut TV unit and smoked European oak floors with an intricate Versailles pattern.

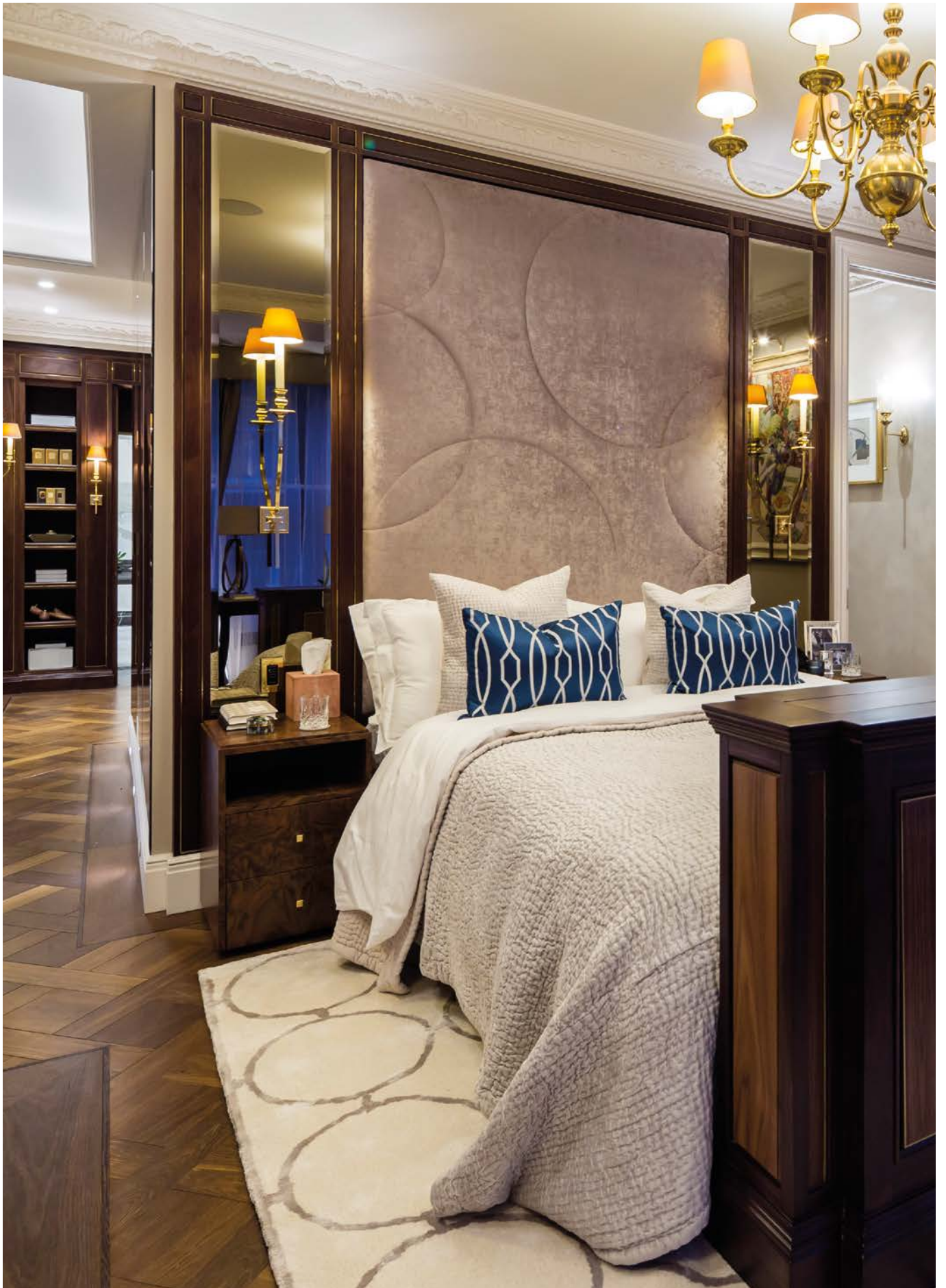




The Dining Room

Also on the first floor, the adjoining study and dining room offer an intimate space for entertaining on a grand scale. The rooms feature smoked European oak flooring, a period marble fireplace and the finest American black walnut joinery in a high gloss finish, with polished brass detailing and integrated LED lighting.







The Master Bedroom Suite

Occupying the entire second floor, the bedroom leads to an interconnecting dressing room with fully fitted bespoke wardrobes crafted from American black walnut with polished brass detailing. Built into the generous wardrobe space is an electronic safe and a pantry area with an integrated fridge for tea/coffee making facilities and light refreshments. The matching bespoke walnut TV unit with automated lift mechanism and walnut study desk with leather top thoughtfully provide all the facilities found in only the finest luxury hotel suites. The sunken stone bath with 24 jet Jacuzzi is substantial in size and features a striking book-matched marble wall over the bath, as well as his and her sinks and a fully enclosed double shower room with Armani grey marble skirting and panel detail.







The Guest Bedroom Suite

The guest bedroom suite is set over the third floor and is similar in size to the master suite, offering a sumptuous pallet of handmade silk wallpaper, antique mirrors, crystal chandeliers and fine velvet furniture. The luxurious dressing room with silk panelling and mother of pearl solid brass ironmongery also contains a pantry area with integrated fridge and Wedgwood fine bone china crockery. The bathroom feature wall in book matched Breddica Capriaia marble is an enchanting backdrop to a free standing, stone 'egg' bath.





The Guest Bedrooms

A further guest bedroom on the fourth floor with en-suite shower room and fantastic storage space maintains the exceptional quality featured in the larger suites. At the top of the house, occupying the entire fifth floor, is another opulent suite with separate dressing area, pantry with integrated fridge and en-suite bathroom.





The Family Room

The family room leads onto the large roof terrace, which during the warmer months can be opened up to create an inspiring space for entertaining. Designed with comfort and convenience in mind, it makes an ideal environment to watch TV with the family and relax informally with friends.





The Terrace

Accessed by double floor to ceiling Crittall doors is the immaculately designed roof terrace, with a beautiful copper repoussé, feature art installation by Thrussell & Thrussell. The minimalist, stainless steel Roshults BBQ and bespoke joinery incorporating a Didima slab marble sink and outdoor fridge make it ideal for al fresco breakfasts and relaxed summer evenings.





The Cinema

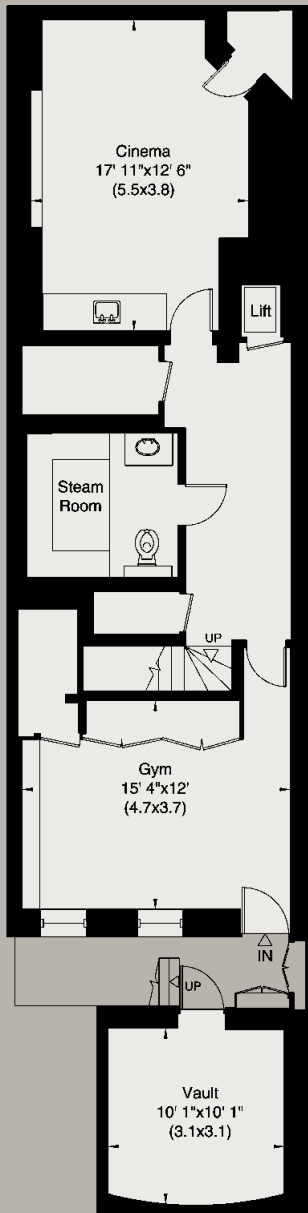
The lower ground floor has an impressive media room, with a 65" 4K LED screen and JBL Black Series cinema speakers for a true cinematic experience. Textured with fine silk and velvet, this sumptuous space also includes a bespoke black sycamore wet bar with an integrated fridge and a generous marble sink, perfect for a cosy movie evening for two or to entertain a group of friends.



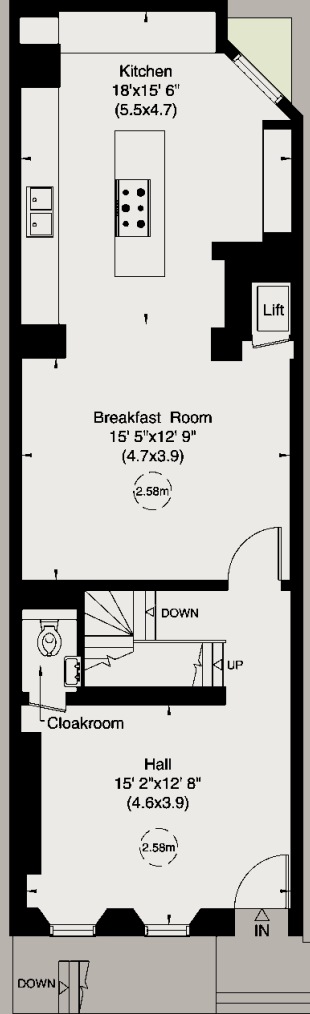
The Steam Room and Gym

The steam room is entirely clad in book matched Azul Ciallo slab marble and Marmorino polished plaster. The wrap around heated bench is perfect for lounging whilst unwinding to soothing music delivered through the Amina inbuilt audio speakers.

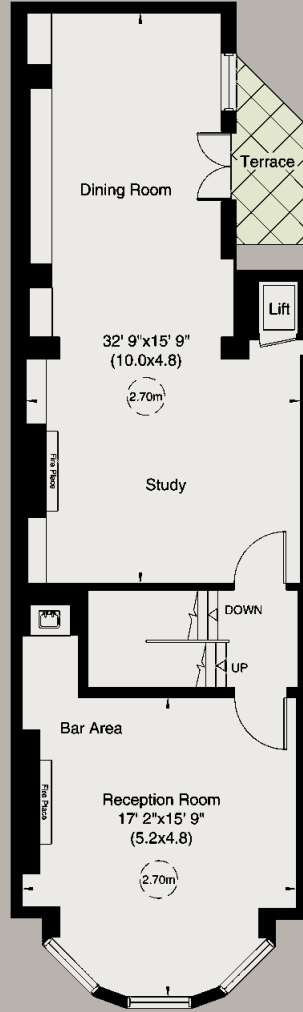
The gym is crafted in black sycamore joinery and book matched Windhurst marble slab flooring with Nero Marquina and nickel border detailing. A pantry area including a sink with Perrin & Rowe of Mayfair brassware and freestanding fridge are conveniently concealed behind pocket doors. Designed with flexibility in mind, the room could also be used as staff accommodation or office space, having a separate entrance from Half Moon Street.



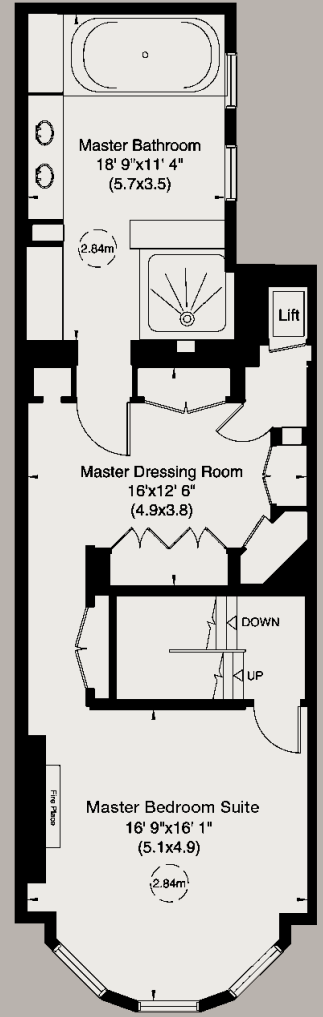
LOWER GROUND FLOOR



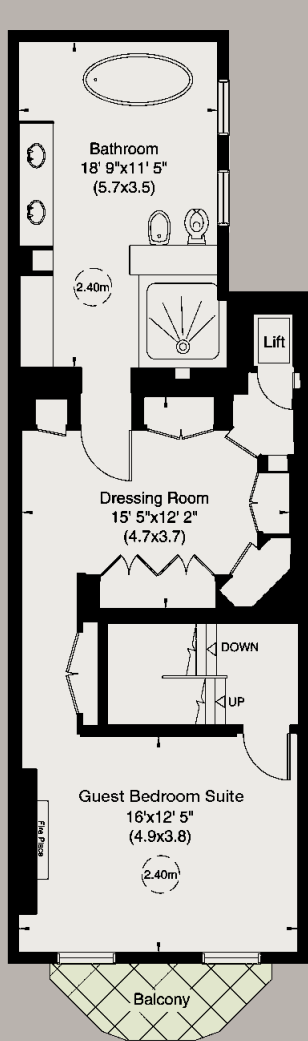
GROUND FLOOR



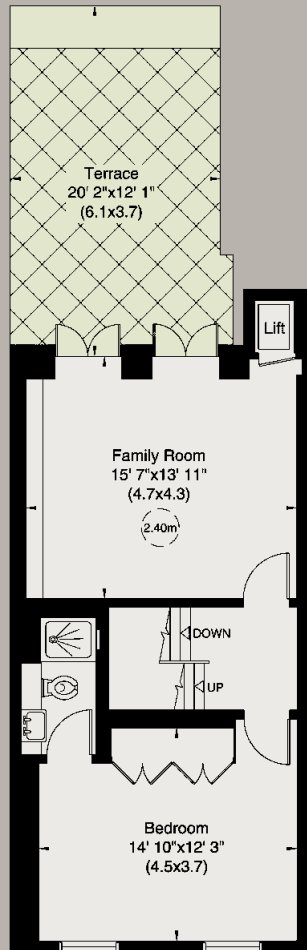
FIRST FLOOR



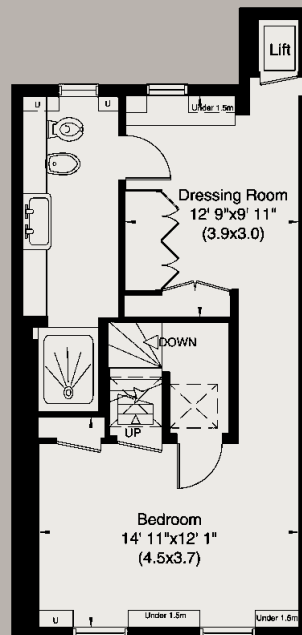
SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR



FIFTH FLOOR

GROSS INTERNAL AREA (APPROXIMATELY)

466 Square Metres (5,017 Square Feet)
Including Under 1.5m and Vault

OUTSIDE AREA

87 Square Metres (936 Square Feet)





Location

Half Moon Street runs down towards Piccadilly, which in turn offers easy access to Bond Street, known as Europe's premier retailing destination and offering the most exclusive and prestigious brands. Luxury retailers include Prada, Cartier, Chanel, Hermès, Asprey, Tiffany & Co, Giorgio Armani, Burberry, Ralph Lauren, Patek Philippe and Louis Vuitton, to name but a few.

As the most connected retail and leisure location in the World, the West End attracts over 200 million shoppers annually, spending in excess of £7.6bn.

Consumer expenditure is predicted to increase to some £9.1bn per annum by 2016, with over 37% of shoppers coming from overseas, and the remainder from either outside or across greater London.

The West End, with Mayfair at the very heart, is ranked number one globally for international flagship designer stores, with a world class mix of over 600 shops, 40 renowned theatres, 30 museums and galleries, 17 Michelin star restaurants and 7 green spaces, including Green Park, which is found directly at the end of Half Moon Street.

Mayfair hotels include The Ritz, Claridge's, Brown's, The Connaught, the adjacent Flemmings Hotel and The Dorchester. Restaurants include Ceconis, Scott's, Harry's Bar, Nobu, Gordon Ramsey, The Wolseley, Hakkasan, The Art's Club and La Petite Maison, to name but a few.



History

Half Moon Street: a place that has captured the imagination of some of the most enduring talents of English Literature. Writers have found the essence of elegant Mayfair encapsulated in the location, and taking a trip down this literary memory lane promises meetings with some fascinating characters.

First enter the flamboyant world of Oscar Wilde's London: the street was the setting for the first act of Wilde's 'The Importance of Being Earnest', the scene is the morning room of Algernon Moncrieff's flat on Half Moon Street, and the room is luxuriously and artistically furnished.

Another renowned Half Moon Street resident, one half of P.G. Wodehouse's timeless London duo, Bertie Wooster, lived in the street with his faithful 'Gentleman's Gentleman' Jeeves.

It is not only the writers of fiction who have been taken with the Mayfair address. James Boswell dwelt in the street, author of the definitive biography

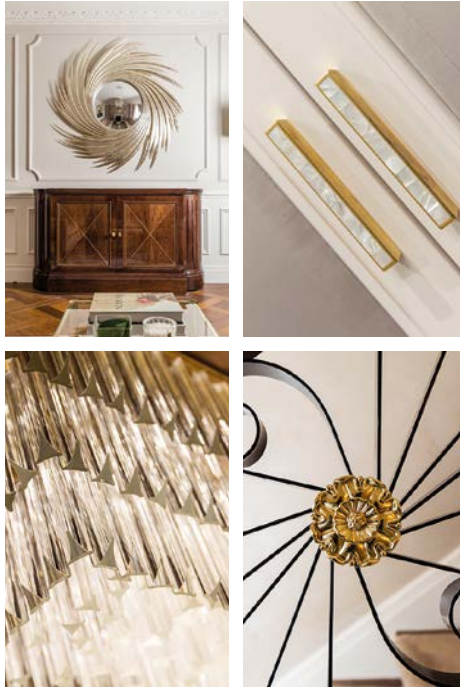
of the grand sire of London life and knowledge, Samuel Johnson. Boswell's 'Life of Johnson' is the unsurpassed exemplar of biographical writing in the English language. It was Samuel Johnson who compiled the first dictionary, and Boswell's biography lives up to the towering stature of the man it details, displaying an unrivalled authority on its subject.

While lodging in Half Moon Street in 1768, Boswell entertained Dr. Johnson, Dr. Robertson, Baretti, and many other literati. In fact, Half Moon Street lays claim to many literary residents. The actor Alexander Pope lived at No. 5, and his first wife Elizabeth, the celebrated actress (formerly known as Miss Younge), died at the house on the 18th of June 1803, aged 26. The celebrated physician Dr. Samuel Merriman occupied No. 26 from 1813 to 1825, and the novelist John Galt resided at No. 29 in 1830. William Hazlitt, the essayist, lodged at No. 40 for a short time. He came from Down Street in 1827, and went to Bouverie Street, Fleet Street, in 1829.

There was once a Half Moon Court, demolished in 1879, which was named after a tavern and was popular with the acting fraternity of the 16th century. William Shakespeare is said to have lived there.

As servant and valet to the Marquis and Marchioness of Anglesey, hotel founder Robert Fleming knew a thing or two about service. Flemings' Hotel is first documented as a lodging house at 10 Half Moon Street in the 1852 London Post Office Directory. By 1855, Fleming had expanded the property and, from humble beginnings, he is described as running a 'Private Hotel' at 9 & 10 Half Moon Street. By 1883, 41 Clarges Street had been added to the property and Flemings of Mayfair was truly established.

Richard Branson also has a connection with Half Moon Street; according to his website, "Speaking of fitting names, Virgin Galactic's address in London was No. 6 Half Moon Street... We named the road which leads up to Spaceport America Half Moon Street too."



TERMS

Council Tax Band: H

Local Authority: City of Westminster

Freehold

Guide Price: £14,500,000



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