

Hertford Street, Mayfair **W1J**



A grand apartment with exceptional ceiling heights

This rarely available property is brought to the market having had only two owners in circa 60 years, and having been fully refurbished and restored by the current owner.

It is a bright and spacious first floor apartment located within a Grade II Listed building in the heart of Mayfair, offering an abundance of entertaining space, including a one-of-a-kind reception space for Mayfair, restored period features, bespoke joinery, and state of the art design and technology.

The building benefits from wonderful natural light and provides elegant, uninterrupted views from all aspects.



Guide price: £4,650,000

Tenure: Share of freehold plus leasehold, approximately 950 years remaining

Service charge: £3,400 per annum, reviewed every year, next review due 2025

Local authority: City of Westminster

Council tax band: G



The property was built and designed in 1768 by a leading building contractor and master bricklayer, Henry Holland Senior, and his son, Henry Holland Junior, the talented late eighteenth century architect. No. 18 is one of the first houses Holland designed and its impressive principal staircase is considered to be one of the best surviving staircases of its time in London.

The apartment itself offers 1,691 sq ft of space, with accommodation comprising one of the largest double reception rooms in Mayfair, with impressive 15 ft ceilings, and three windows overlooking Hertford Street. There is a 30 ft long kitchen area featuring integrated Gaggenau appliances and a bespoke Arabescato marble topped island.

The property further benefits from a separate principal bedroom with en suite bathroom and walk-in wardrobe on an upper floor, and a further double bedroom and separate bathroom; both with high gloss sycamore veneered panelling typically found on yachts.





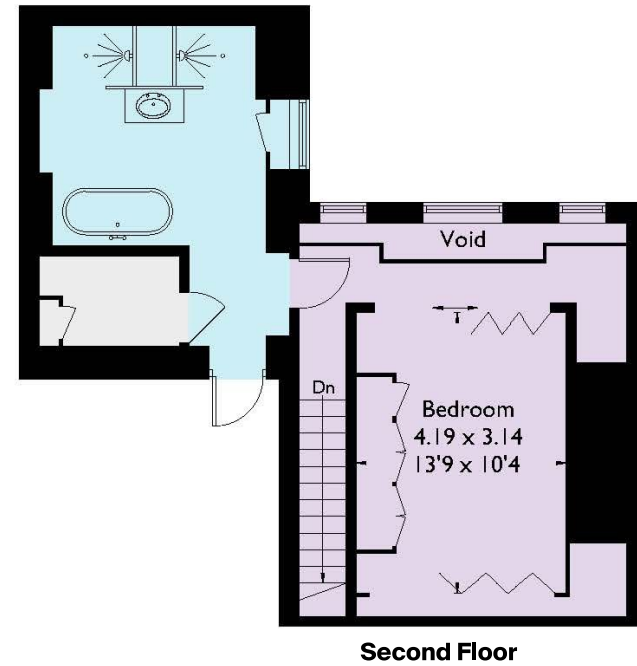
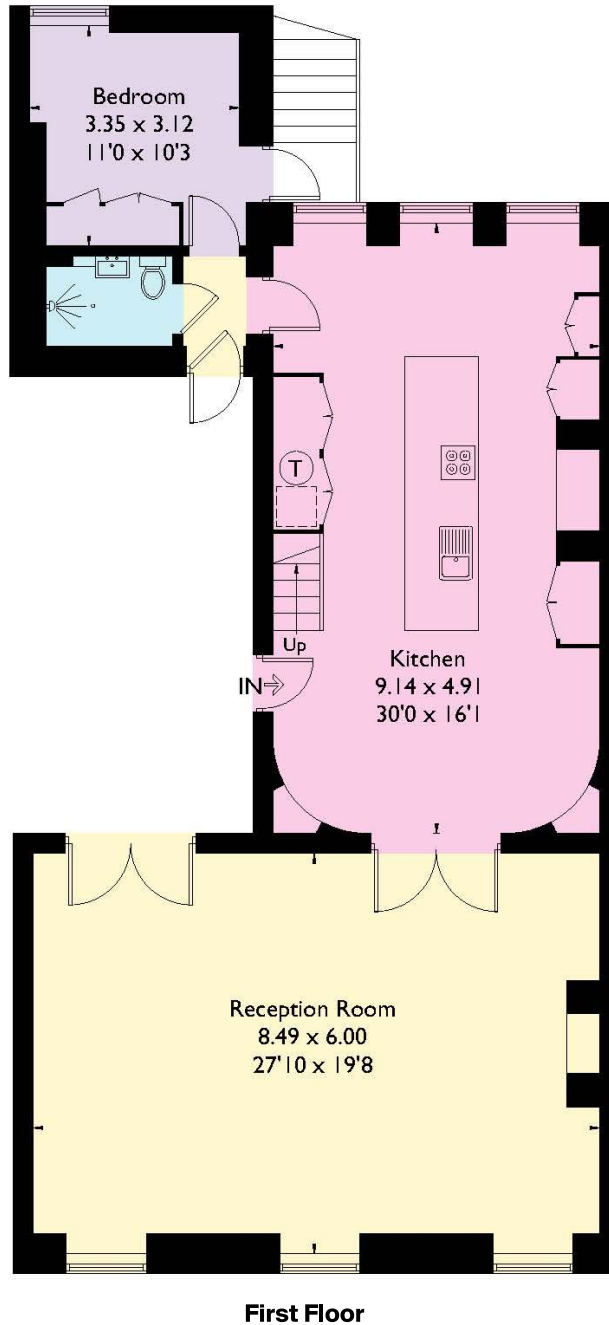
The apartment showcases Lutron homeworks, Kreon lights, original restored fireplaces, flooring, cornices and wood detailing, a handcrafted oak trim staircase, Michael Anastassiades chandeliers, Vola bathroom fittings, bespoke limestone bathroom slabwork, and modern steel structural work. The communal area of 18 Hertford Street features a double height hallway with a graceful curving stone cantilevered staircase, topped with an oval skylight.

Location

Running from Curzon Street to Park Lane, Hertford Street is ideally located for the open spaces of Green Park and Hyde Park, and all that Mayfair and the West End has to offer. There is easy access to the world class shopping of Mount Street and Bond Street, as well as the majority of London's Michelin starred restaurants. Excellent local transport links include Green Park tube station which is within 0.3 miles (Jubilee, Piccadilly and Victoria lines). All distances are approximate.







**Approximate Gross Internal Floor Area
157.1 sq m / 1,691 sq ft**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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