

The Penthouse at The Walpole Mayfair

ST JAMES SW1





**The Penthouse
of the Walpole
Mayfair offers
expansive living
and entertaining
space with lavish
interiors and
breathtaking
views over the city
from a private
roof terrace.**



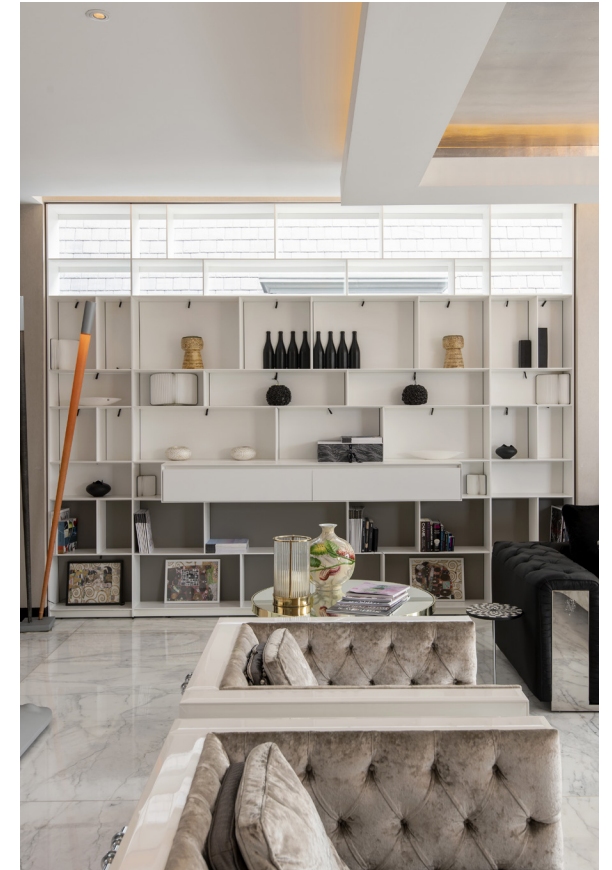


The stunning penthouse apartment extends over the top three floors of this historic period conversion, once occupied by Prime Minister Sir Robert Walpole. It is adjacent to the world famous Ritz hotel which offers valet parking. If entered on the fifth floor, one is greeted by the elegant lobby, basking in natural light. A bespoke floating marble staircase sweeps around a glistening Swarovski Crystal Light that cascades down from the double height ceiling.



Unique to this beautiful property, there is an option to enter the apartment on the sixth floor from the personal secure lift. As the lift doors open, one is met by the extravagantly spacious living and entertaining space, with floor to ceiling windows and doors flooding the room with natural light.

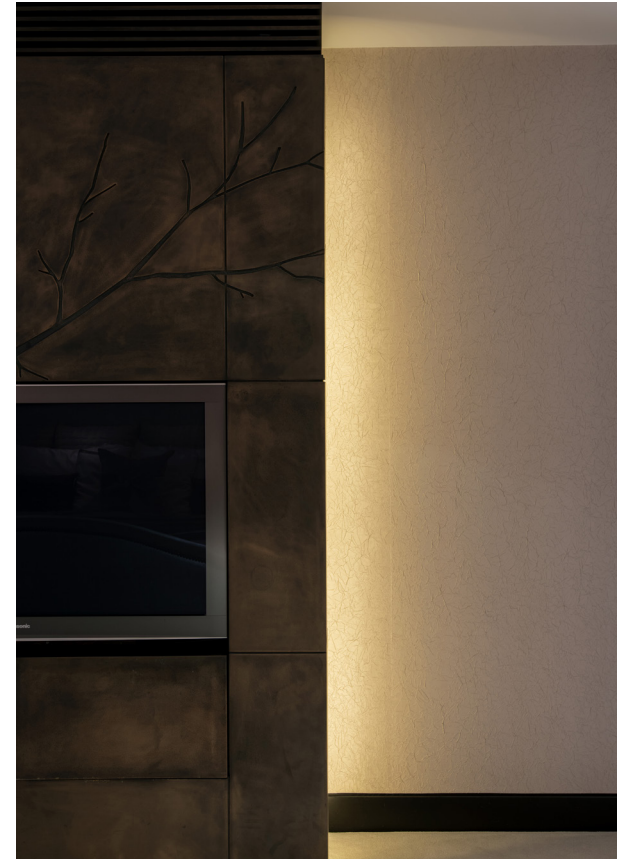






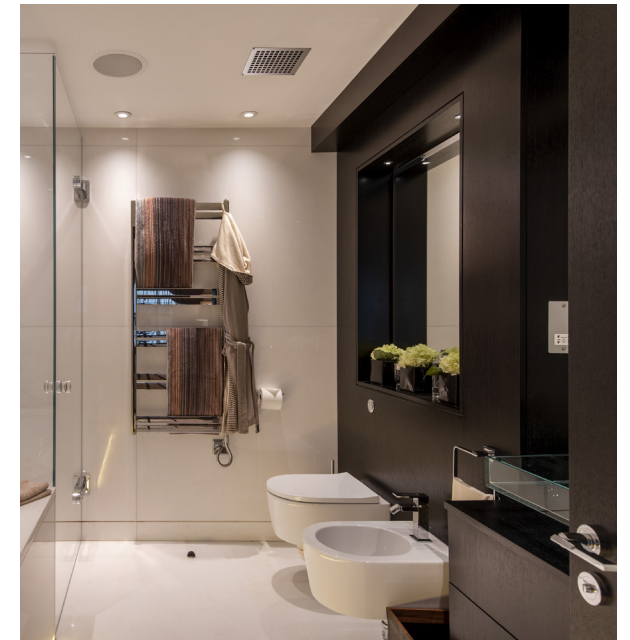
The ultra-modern, open plan kitchen boasts beautifully crafted joinery by Boffi, with worktops in absolute black zodiac Quartz. The state-of-the-art kitchen appliances by Gaggenau include a full-height wine cooler, built-in coffee machine and Quooker hot water tap.





Three lavish bedroom suites are also arranged over the fifth floor, all offering luxurious en suite bathrooms and custom-made sliding wardrobes. The principal bedroom suite showcases a dressing room and sizable marble en suite bathroom.









The magnificent roof terrace occupies the whole seventh floor of the Walpole Mayfair and offers spectacular views over the city. The catering island, with integrated sink and BBQ, is ideal for hosting private roof-top summer gatherings. The Walpole is a prestigious development from Oliver Burns and benefits from 24 hour concierge.



Tenure

Leasehold circa 987 years remaining

Price

£13,500,000

Service Charge

£57,852 per annum

Local Authority

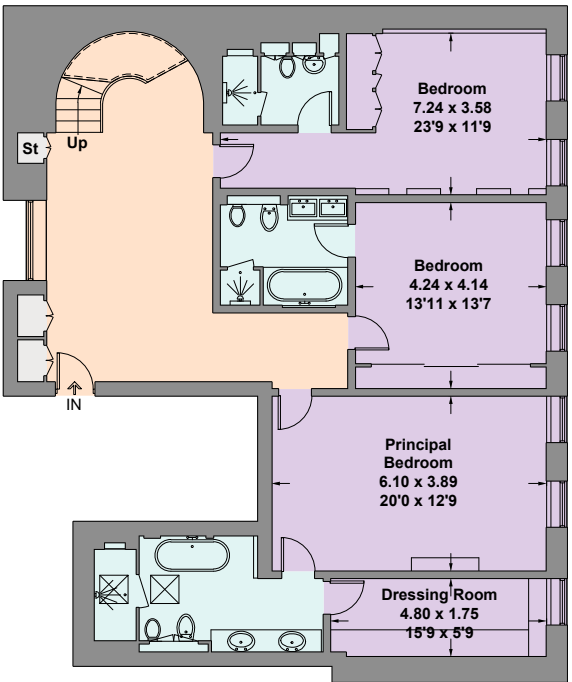
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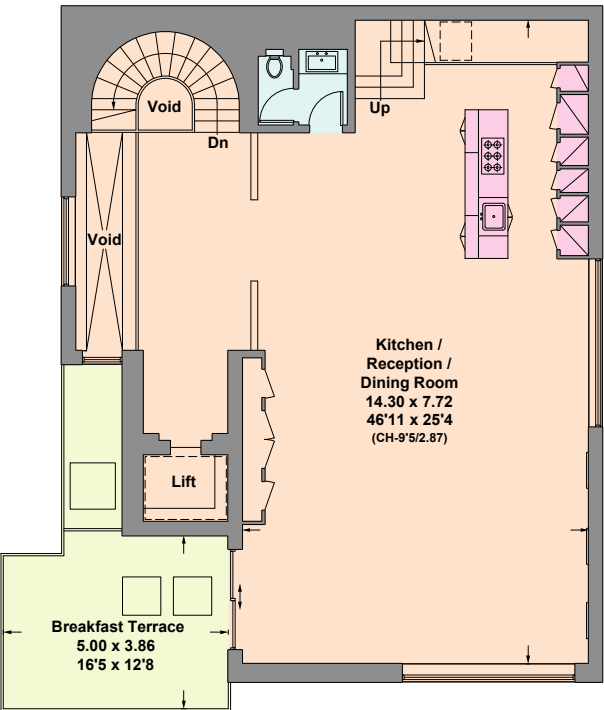
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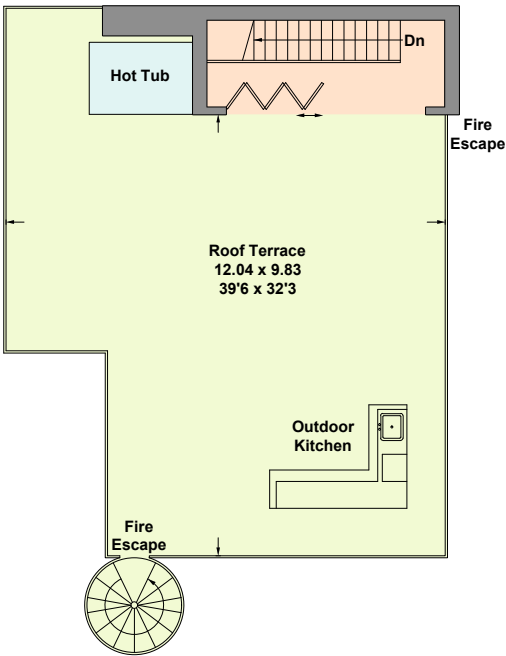
□ = Reduced head height below 1.5m



Fifth Floor



Sixth Floor



Seventh Floor

Fifth Floor

134.4 sq m
1447 sq ft

Sixth Floor

140.9 sq m
1517 sq ft

External Area

23.6 sq m
254 sq ft

Seventh Floor

10.3 sq m
111 sq ft

External Area

125.5 sq m
1351 sq ft

Approximate Floor Area

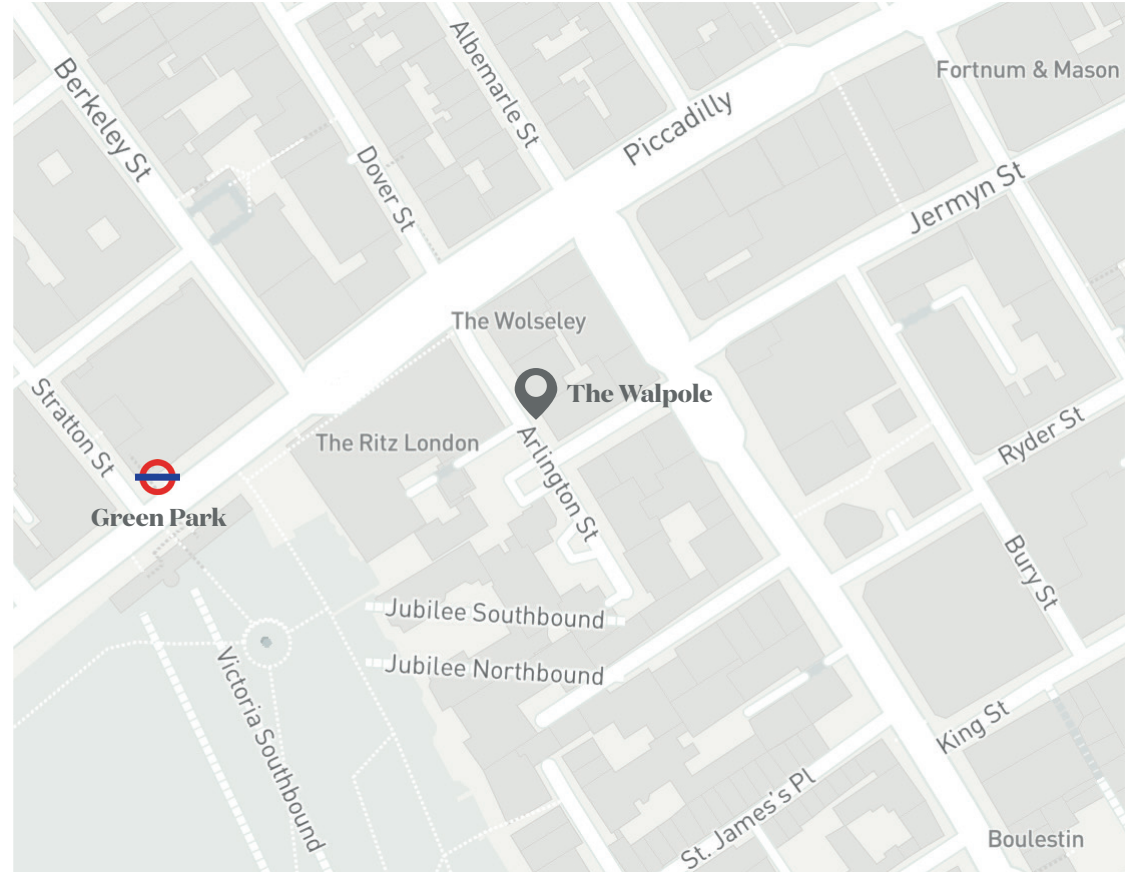
285.7 sq m
3075 sq ft

(Excluding Void/Including Lift)
Including Limited Use Area
8.1 sq m / 87 sq ft

Approximate External Area

149.1 sq m
1605 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID704615)



Location

Arlington Street is one of London's most sought-after addresses located moments from the Ritz Hotel, Green Park and Buckingham Palace. The property is surrounded by many world-famous eateries such as Hide Piccadilly and the Wolseley. An array of designer retailers can be found along Old Bond Street and New Bond Street. Green Park Station is the nearest tube station





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Photography & words



Brochure design

