

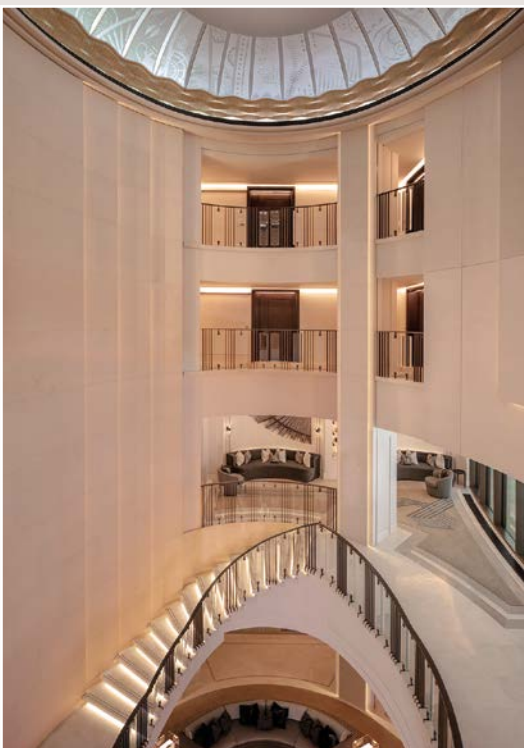
A PRESTIGIOUS APARTMENT OFFERING EXCEPTIONAL VIEWS OVER GREEN PARK



CLARGES MAYFAIR

ASHBURTON PLACE MAYFAIR W1J





CLARGES MAYFAIR IS A RESIDENTIAL DEVELOPMENT BY BRITISH LAND PLC, BUILT ON A PREMIER SITE WITHIN LONDON'S PRESTIGIOUS MAYFAIR CONSERVATION AREA.

Comprising 34 apartments, including two triplex penthouses, Clarges Mayfair benefits from a location that is second to none, with protected views directly onto Green Park.

This super prime area offers the best of London's restaurants, galleries, shops and private members' clubs, as well as easy access to its cultural and historic landmarks.

The embodiment of sensitive, contemporary architecture, at ease with its historic neighbours, Clarges Mayfair features a Portland stone façade with ironmongery detailing. Inside, it pays homage to its location with a distinctive and highly original take on classic English elements with unexpectedly contemporary twists. Specifications are of the highest quality, predominantly a palette of bronze, stone, marble and timber.

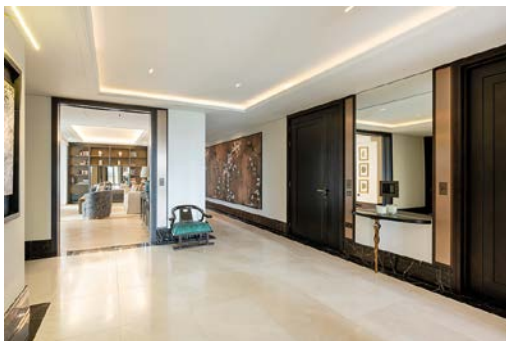
Residents also benefit from private parking, swimming pool and spa plus private conference facilities, private cinema and a residents' lounge.

Only a few apartments feature roof terraces, with striking views of the capital.

Aside from the penthouse apartments, this is the most important property within this first class development.



A fantastic four-bedroom lateral apartment on the seventh floor in the Clarges Development offering exceptional views over Green Park with porter, parking and full spa/gym facilities.



This impressive four bedroom lateral apartment is located on the seventh floor of this landmark development of 34 luxury residences, overlooking Green Park and Buckingham Palace. The property covers approximately 4,650 sq ft of family accommodation and entertaining space with incredible views to the south over Green Park as well as all of the iconic London landmarks.



This impressive apartment benefits from an elegant entrance leading to a large south and west facing reception room with access to the well-appointed eat-in kitchen.



Accommodation

- ENTRANCE HALLWAY
- GUEST CLOAKROOM
- DOUBLE ASPECT RECEPTION ROOM LEADING TO STUDY (6 WINDOWS SOUTH FACING OVER GREEN PARK)
- PRINCIPAL BEDROOM WITH WALK IN DRESSING ROOM AND BATHROOM (2 WINDOWS SOUTH FACING OVER PARK)
- LARGE KITCHEN/BREAKFAST ROOM (WITH ACCESS TO WEST FACING TERRACE)
- TV ROOM (WITH ACCESS TO WEST FACING TERRACE)
- THREE FURTHER BEDROOM SUITES ALL ACCESSING LARGE NORTH AND WEST FACING TERRACE

Amenities

- THE GRAND HALL
- RESIDENTS' LOUNGE
- TWO CONFERENCE ROOMS
- PRIVATE CINEMA
- 25M SWIMMING POOL
- PRIVATE ENGLISH SPA FEATURING RELAXATION PODS, A SPACIOUS GYMNASIUM, 'EXERCISE EXPERIENCE' ROOM AND PRIVATE EXERCISE AREAS
- 24 HOUR SECURITY & CONCIERGE
- UNDERGROUND CAR PARKING SPACE



The property benefits from a west facing terrace area off the dining room as well as further roof terraces off the ancillary bedrooms.







The principal bedroom with an ensuite, walk-in wardrobe and study area features breathtaking southerly views and there are three further ensuite bedrooms.





Location

Mayfair is the beating heart of central London. Its magnificent squares and iconic streets connect Green Park, Buckingham Palace and St James's to the south, Hyde Park and Knightsbridge to the west and Piccadilly's theatreland to the east.

Steeped in history and tradition, Mayfair is also home to London's largest concentration of 5-star hotels, including the globally famous Connaught and the Ritz hotels, the city's most eminent and discreet private members' clubs; a wealth of Michelin-starred restaurants and some of the world's most famous destination shopping addresses, including: Bond Street, Savile Row, Burlington Arcade and Fortnum & Mason.

It has been the birthplace and residence of countless notable luminaries, among them the late HM The Queen who was born at 17 Bruton Street.

Mayfair is also a cultural landmark, the epicentre of those dealing in fine art, rare antiques and antiquarian books at an international level. The world-renowned auction houses of Sotheby's and Phillips were established here over 200 years' ago, with their St James's rival, Christie's, just a short walk away. It is also home to the Royal Academy of Arts, one of the capital's most revered institutions, most famous for its Summer Exhibition, which is still a leading event of the London 'Season'.

History of Mayfair

Mayfair takes its name from the May Fair, an annual fortnight-long event that took place on Shepherd Market between 1686 and 1764. The area was transformed between the early 17th and mid-18th centuries, attracting a fashionable clientele to its newly splendid Georgian avenues, parks and squares. The most important landowners were the Dukes of Westminster, members of the Grosvenor family, who began developing what is now North Mayfair in the 1720s. Southern Mayfair, including Berkeley Square, was largely developed by the noble Berkeley

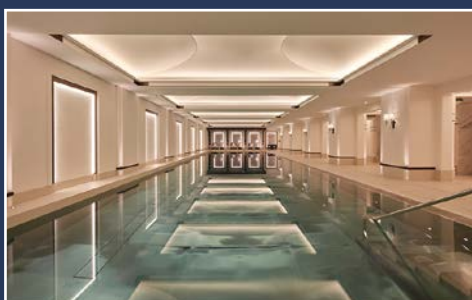
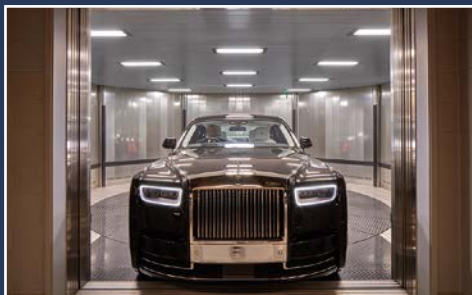
family, who were connected to the Clarges family through marriage. However, the freehold of a large section of Mayfair still belongs to the Crown Estate.

Mayfair is bordered to the south by Piccadilly, one of the most famous streets in the world. The first building to be built there, on what is now Sackville Street, was erected by a well-to-do tailor called Robert Baker in the mid-17th century. He was famous for the Piccadil, a stiffened lace collar much in vogue during the reign of Queen Elizabeth I. The name of

Baker's house, Picadilla Hall, was a tribute to the source of his wealth and in turn gave its name to this famous avenue. Clarges Street was named after Sir William Clarges and was built around the year 1717. It was built on the site of a stately building, owned by a former Lady Clarges, which had been in the occupation of the Venetian ambassador. Many of the gentry's palaces were located on or around Piccadilly in the 18th century, but most were replaced a century later by the impressively solid architecture still so evident in the area.



THE MAY FAIR



Amenities

The vehicular drop off entrance leads directly into The Grand Hall, with its magnificent staircase of stone, glass and bronze and the show-stopping light installation that spirals down from four storeys above. The atmosphere reflects the grandeur and status of a medieval baronial hall, but with contemporary interpretation.

From The Grand Hall, a glamorous sweeping staircase leads down to the residents' lounge, the place to which the butler will direct guests to await residents. Luxurious, quiet and comfortable, it allows the opportunity to enjoy private conversations without compromising private space. On the same floor are two elegantly furnished conference rooms,

also for the sole use of residents, which feature comprehensive video-conferencing technology and other facilities. Residents can also enjoy the hire of the adjacent private cinema, which seats approximately twenty. Luxuriously upholstered deep banquettes complete with footrests line the walls, meaning there are no restricted views.

Uniquely, the residents' private spa is the first of such to celebrate the history of English spas, as opposed to those of the Far or Middle East. As well as the impressive 25m swimming pool, the spa features relaxation pods, a spacious gymnasium, 'exercise experience' room and private exercise areas.





Tenure: Leasehold, Approximately 991 Years Remaining
Local Authority: City of Westminster
Council Tax: Band H
Service Charge: 1 Jul 2025 - 31 Dec 2025 Half Yearly Service Charge £74,716.43
Guide Price: £39,500,000

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