



98 Park Lane

is a unique, west-facing trophy Mayfair townhouse set on a private carriage driveway with off-street parking, overlooking acres of Hyde Park. It is only one of three houses remaining as a single residence on the world-renowned Park Lane eponymous for its grand mansions, luxury hotels and being the gateway to the most exclusive address of all, Mayfair. Recognised for its special architectural interest and steeped in history, 98 Park Lane was given a Grade II listing in 1958. Unoccupied or in commercial use for the past century, the house has been brought back to life having been meticulously restored including the reinstatement of beautiful period features accompanied with the highest possible specification for luxury and discreet modern living. 98 Park Lane was designed and refurbished by Sollands, who specialise in super prime residential design and refurbishment. They have been responsible for refurbishing some of the most important listed buildings in central London in addition to numerous overseas commissions.

History

In the early 16th century, King Henry VIII enclosed the borders of Hyde Park, his hunting ground, creating Tyburn Lane on the east side, a simple thoroughfare later renamed Park Lane. Around 1720, a small terrace of modest houses known as King's Row was built on the site of the present numbers 93 to 99 Park Lane.

Park Lane became the address of choice for the aristocracy, and by the 19th Century some of London's grandest mansions lined the road, including those of the Dukes of Westminster and Somerset. By the late Regency period King's Row, now considered outdated, was demolished and replaced with a delightful terrace of individually designed houses with pretty cast-iron balconies and verandas. It remains one of the most charming and individual terraces on the Grosvenor Estate.

The architect John Goldicutt, an honorary secretary of the Institute of British architects, was commissioned to design 98 Park Lane. The four original main storeys and basement were rebuilt between 1823-1825, with the attic storey added in the late 19th Century. The interior retains original Goldicutt features, in particular the staircase and cornices, and the principal rooms are embellished with decoration in the French taste of circa 1900.







Accommodation

The ground floor entrance hall creates an impressive sense of arrival, with marble flooring, mirrored panelling and beautiful period inlays and chandeliers. The generous formal dining room showcases period features, ceiling moulding, a stunning historic fireplace, elegant backlit bar, and large sash windows with views onto the iconic Royal Park of Hyde Park.

To the rear of the ground floor is a study with lacquer panelling, featuring a historic archway uncovered during the refurbishment.

On the lower ground floor at the rear of the house, is an incredible fully equipped commercial grade kitchen, boasting Wolf and Sub-Zero appliances integrated into bespoke joinery. A commercial sized dumb waiter serves up to the ground floor dining room. To the front of the kitchen is a comfortable family room with a bay window. Furthermore, the lower ground floor also accommodates a separate staff/guest room, a large utility room with ample storage, all of which can be self-contained via a separate entrance to the front of the house.

On the first floor you will find one of the most impressive double reception rooms of any house in Mayfair. This exceptional room showcases Victorian architecture at its finest, with spectacular, ornate, period features throughout the space, high ceilings measuring almost four meters dressed with glorious mouldings, and two very fine period fireplaces.

The room further benefits from a large bay window at the front, with three sets of floor to ceiling French doors opening onto a west facing balcony, enjoying stunning views of Hyde Park. At the rear is a wonderful, large triple panel, sash window, flooding the room with natural light.

The expansive principal bedroom suite occupies the entire second floor, comprising a beautiful bedroom with seating area, leading to a further balcony with west facing views of Hyde Park. The stunning marble clad ensuite bathroom features double vanity unit, integrated TV, large shower and freestanding bath. Acoustically effective and energy efficient secondary glazing has been installed throughout.

The same high specification is maintained throughout the two top floors which comprise three further generous bedroom suites, each with ample wardrobe space. The top front bedroom further benefits vaulted ceilings and a west facing balcony with farther reaching views of Hyde Park. There are also two additional separate rooms that could act as bedrooms, additional study/office or play areas.

Terms

Tenure

Freehold available to purchase, currently leasehold with approximately 118 years and 8months remaining

Guide Price

£20,500,000

Local Authority

City of Westminster

Council Tax

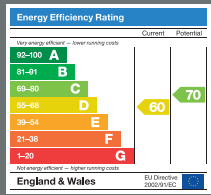
Band H





Approximate Gross Internal Area
5,076 sq ft / 472 sq m including outside storage
5,045 sq ft / 469 sq m excluding outside storage

CH: Ceiling height
For identification only, not to scale. For guidance only and must not be relied upon as statement of fact. All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.
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Location

Park Lane is one of Mayfair's most prestigious addresses and is located on the leading edge of Mayfair Village. The location affords a world class lifestyle, situated just moments from Mayfair's world class restaurants, retail, private members clubs and hotels, as well as the green expanses of Grosvenor Square, Mount Street Gardens and Hyde Park in front.



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