

North Row, W1K
Mayfair

The Details:

North Row *Mayfair, W1K*

Self-Contained maisonette with its own front door, across the first, second, and third floors of a quintessential Mayfair red-brick building above smart retail, this elegant triplex maisonette offers classic West End character with a highly valuable, consented opportunity to extend and enhance. Held on a long 148-year lease, it represents a secure Mayfair home or investment in one of London’s most sought-after locations.

OVERVIEW

The standout feature is the planning permission already in place to increase the internal area from approximately 1,250 sq ft to 1,528 sq ft, delivering a substantial uplift in living space and overall value. The approved scheme allows extension into the adjoining studio to create a beautiful, enlarged kitchen positioned to look directly onto the terrace, transforming the home’s entertaining and day-to-day living potential. From the proposed kitchen, the layout flows seamlessly into the reception room beyond, maximising natural light, volume, and the indoor-outdoor connection that is so rarely available in Mayfair.

Set on North Row, just moments from Park Lane and Grosvenor Square, the residence is ideally placed for the boutiques, restaurants, and world-class amenities of Oxford Street and Bond Street. Behind its timeless period façade, the current accommodation is already well-proportioned and filled with natural light, featuring generous living areas, high ceilings, and large sash windows that create a refined, airy feel.

Across three levels, the bedrooms provide calm, well separated rooms, while the existing layout balances comfortable living with the rare advantage of a ready-to-implement extension plan. With Mayfair prestige and planning consent that meaningfully enlarges and elevates the apartment, this triplex offers immediate elegance today and a clear route to an even more exceptional finished home.



Elegant Maisonette in the Heart of
Mayfair

ASKING PRICE

£2,350,000

BEDROOMS

2 

BATHROOMS

2 

CURRENT INTERNAL
1250 sqft + (310 sqft
addition)

116.13 SQM
+ (28.7 sqm Rear Studio
Extension)

OUTDOOR

Terrace

EPC

C

LOCAL COUNCIL

Westminster

TAX BAND

G

TENURE

Leasehold

NO. OF YEARS

148 Remaining

SERVICE CHARGE

£2,500 per annum





Highlights and key features of this property

HIGHLIGHTS

- Long Leasehold
- Two Bedrooms
- Two Bathrooms
- Reception Room
- Self-Contained Maisonette
- Prime Mayfair Location
- Planning Permission Granted to include Rear Studio



Reception Room / Kitchen / Bathroom

A spacious reception room with a dining area creates an inviting first impression.



The beautifully proportioned principal bedroom includes plenty of storage and is filled with natural light.



Second Bedroom

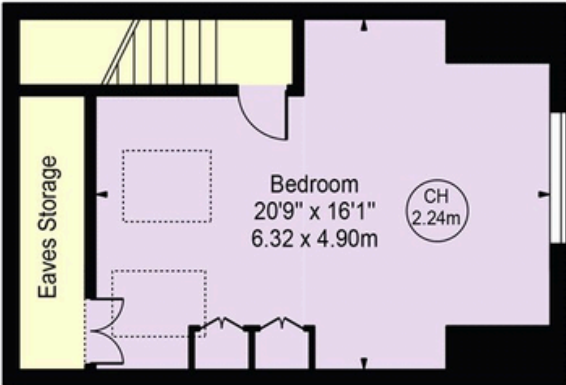
A beautifully presented bedroom featuring eaves storage, creating a spacious, streamlined feel while maximising every inch of the room.

Existing Floor Plan

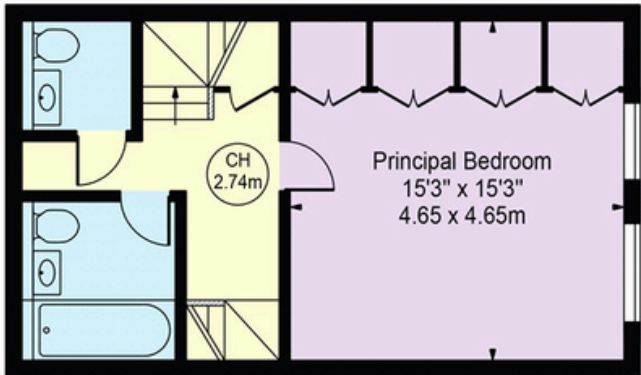
North Row

Approx. Total Internal Area 1250 Sq Ft - 116.13 Sq M
(Including Eaves Storage)

Approx. Gross Internal Area 1212 Sq Ft - 112.60 Sq M
(Excluding Eaves Storage)



Third Floor
(369 Sq Ft - 34.28 Sq M)

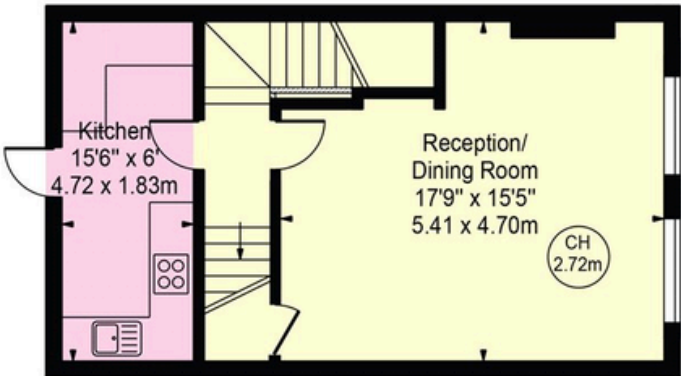


Second Floor
(426 Sq Ft - 39.58 Sq M)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor Entrance
(29 Sq Ft - 2.69 Sq M)



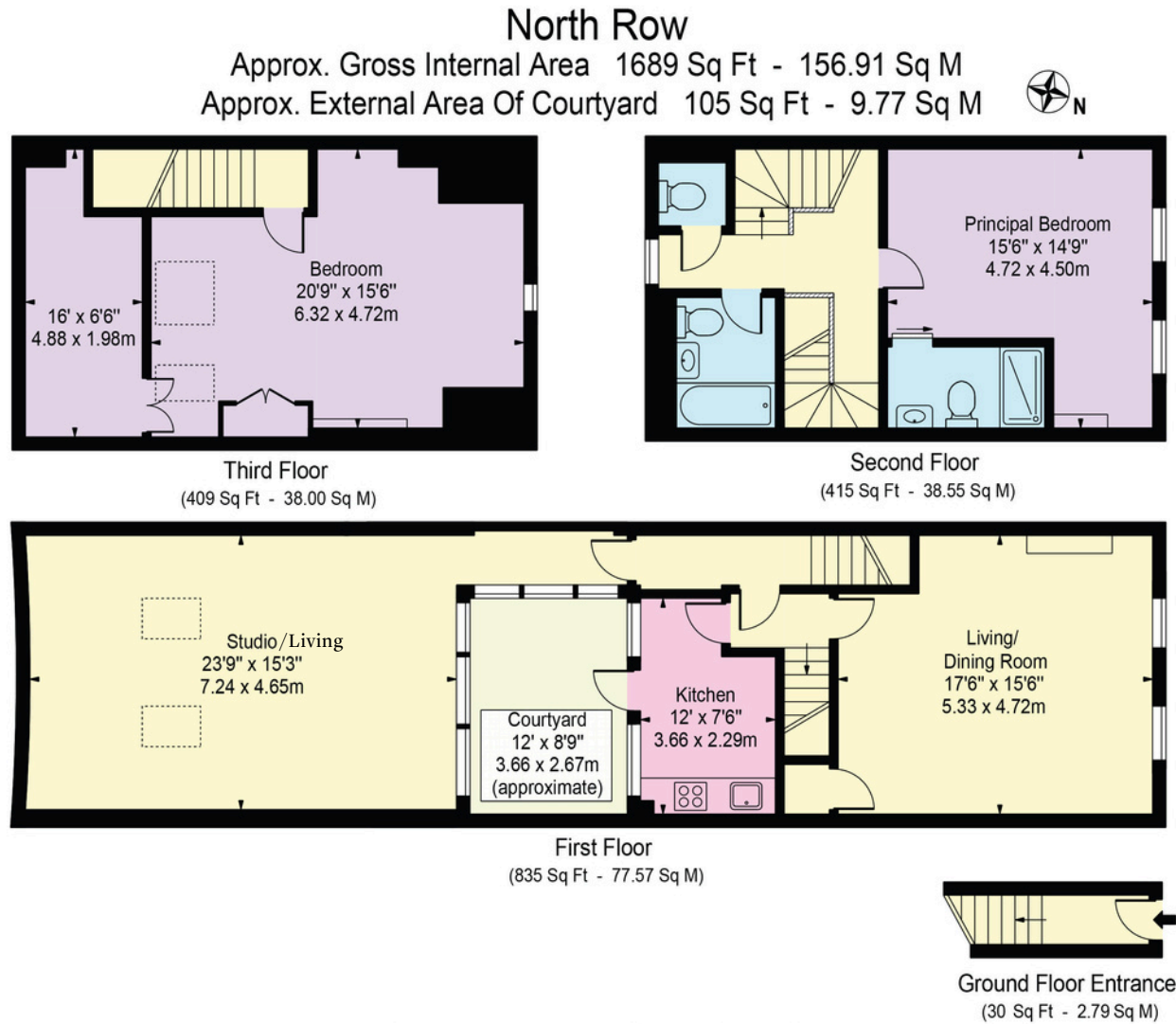
First Floor
(426 Sq Ft - 39.58 Sq M)

For Illustration Purposes Only - Not To Scale

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Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.
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Permitted Floor Plan



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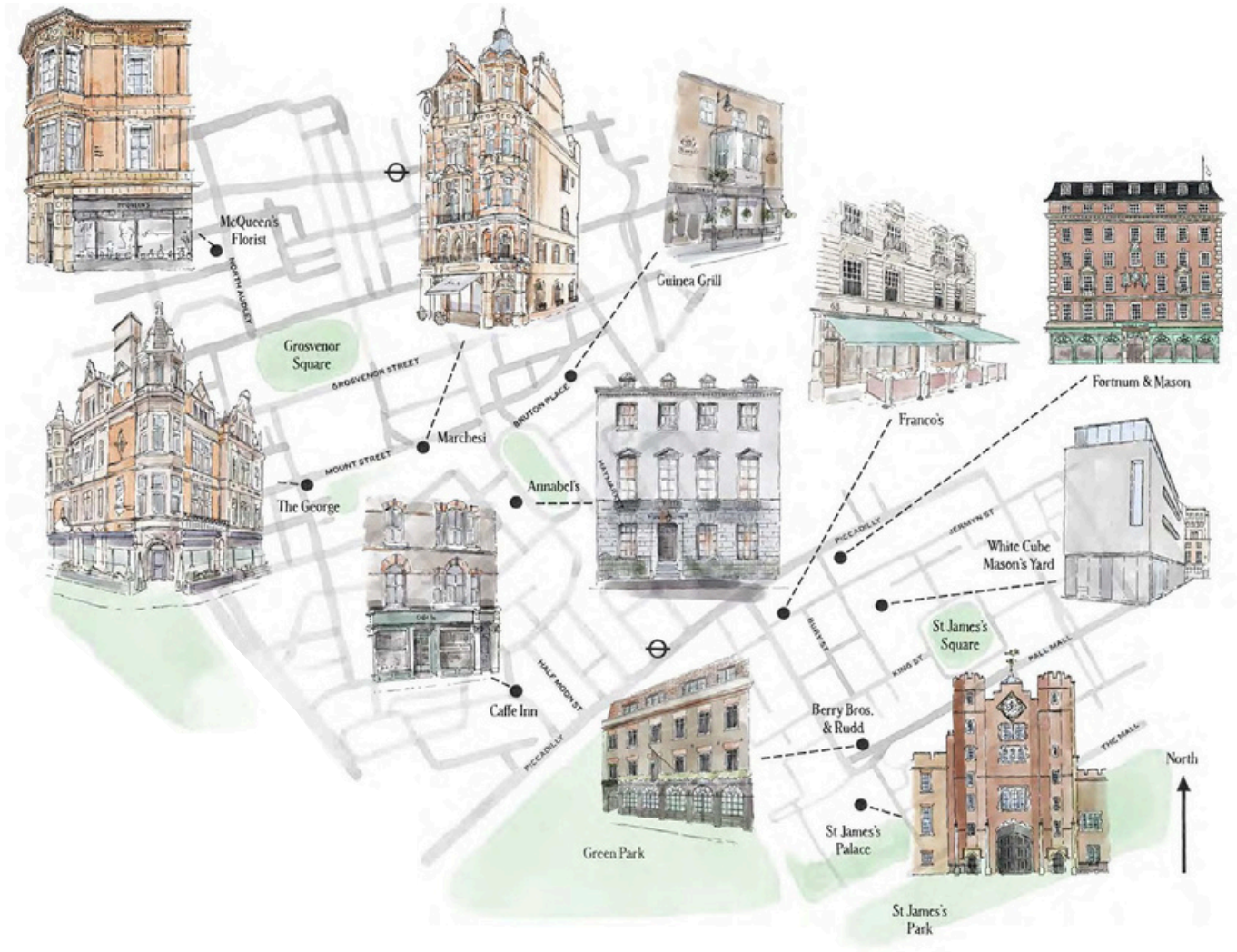
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Permitted Studio/ Living Elevation



The apartment is 200m from Mayfair newest hotel,
The Chancery on Grosvenor square



OB PROPERTY

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