



A VERY SPECIAL VIEW -
"MOUNT STREET GARDENS"



MOUNT STREET

MAYFAIR W1



OVERLOOKING MOUNT STREET GARDENS: A RARE “GEM” BEING EXCEPTIONALLY LIGHT AND EXTREMELY QUIET

A third floor Mayfair pied-à-terre of 622 sq.ft. with three opening French balcony windows and two bedroom windows – all south facing. The building has elegant entrance hallway and common parts serviced by a lift.

There are addresses in London that carry genuine weight — not by reputation alone, but by the evidence of the stone and brick in front of you. 101 Mount Street is one of them.

The building forms part of the great Victorian reconstruction of Mount Street, commissioned by the first Duke of Westminster in the final decades of the nineteenth century and designed by architect Albert J. Bolton between 1889 and 1895.

The result is one of the finest listed terraces in central London — a continuous sweep of richly ornamented Franco-Flemish Renaissance architecture in fine red brick and moulded terracotta, running from Mount Street around the corner into South Audley Street, its roofline animated by domes, tower roofs and elaborately detailed chimney stacks that give the building an unmistakable presence on the Mayfair skyline.

The craftsmanship is extraordinary. At street level, terracotta panelled pilasters frame the original shop fronts. Above, the façade builds through successive storeys of moulded ornament — portrait roundels, carved masks, shell details — the kind of confident, unhurried decoration that no longer gets made. The building is Grade II listed, and the listing is well earned.



Few green spaces in London carry as much layered history as Mount Street Gardens — a quietly beguiling enclave tucked between Mount Street, South Street / Farm Street and South Audley Street - in the heart of Mayfair.

Its name derives from Oliver's Mount, a Civil War fortification that once occupied this corner of the parish, and which gave its name to the surrounding streets during Mayfair's development in the early eighteenth century. The land itself was sold in 1723 by Sir Richard Grosvenor to the Commission to Build Fifty New Churches, though its first purpose was earthier: a burial ground serving the parish of St George's, Hanover Square.

It was Hugh Grosvenor, the first Duke of Westminster, who determined the next chapter. The gardens were laid out between 1889 and 1890 — the first Duke personally contributing £100 (the equivalent of around £16,700) a year toward their upkeep until his death in 1899. The gardens have passed through several names over the years, appearing on early maps as St George's Hanover Square Burial Ground, then as Vestry Hall Gardens, then St George's Hanover Square Gardens, before settling into their present form. The original footpaths survive unchanged. The handsome bronze drinking fountain, a rearing horse designed by Harold Peto and Sir Ernest George, was added in 1891.

The gardens do not stand alone. They sit at the centre of a constellation of institutions that give this corner of Mayfair its distinctive character, and which have each played a part in the gardens' survival and identity.

Grosvenor Chapel, on South Audley Street, predates the gardens by more than a century and a half. Its foundation stone was laid by Sir Richard Grosvenor in 1730, and it opened the following year — a plain, luminous classical building whose simple rectangular form went on to inspire numerous early churches in New England. For centuries it served as the spiritual heart of the parish; during the Second World War, American servicemen stationed nearby used it for Sunday worship, a connection marked by a tablet on the west wall. Florence Nightingale worshipped here. So, in his time, did General Eisenhower. The chapel still overlooks the gardens from the south, its modest spire unchanged.



The land was the original burial ground which in 1889 was turned into gardens by the 1st Duke of Westminster

Directly opposite, the red-brick Mayfair Public Library — St George's Library — was built in 1893–95, just a few years after the gardens themselves opened. It remains one of the neighbourhood's most handsome Victorian civic buildings, its presence across from the chapel giving the South Audley Street entrance to the gardens a formal, almost village-square quality that is rare in central London.

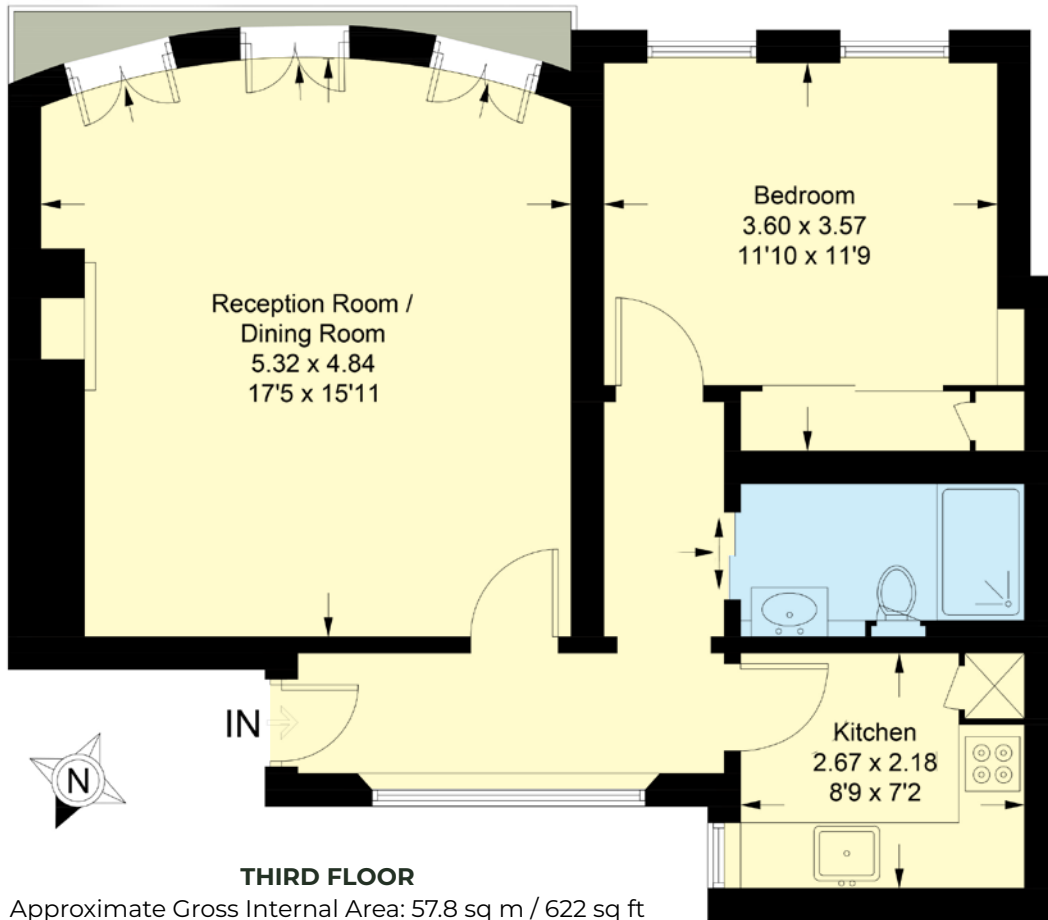
Completing the picture, St George's Hanover Square Primary School was built on South Street in 1897–98, its pupils for generations growing up

within steps of the gardens. The chapel, the library, and the school have each taken an active interest in the upkeep and life of the gardens over the years, reinforcing the sense that this is not simply a public park but a genuine neighbourhood common.

The footpaths are those of 1889. The fountain, restored by local subscription, still stands. And the gardens continue to evolve. In early 2025, they became the first international Sacred Place designated by Nature Sacred, an organisation dedicated to creating sanctuaries of contemplation within urban green spaces. Three specially

commissioned benches were installed in the secluded area behind Grosvenor Chapel — a spot already set apart by its enclosure and quiet — in recognition of the gardens' rare quality as a place of genuine community, continuity, and healing in the heart of one of London's most pressured neighbourhoods.

It is, in the end, exactly what the first Duke envisioned: a rare pocket of calm in one of the world's most expensive postcodes — largely unchanged, and for those who find it, quietly unforgettable.



Lease: 116 years at a peppercorn ground rent
Service Charge: For 2025; £5,750 per annum
Price: £2,750,000

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102 Mount Street, London W1K 2TH

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