



FARM STREET

Mayfair W1J



AN ELEGANT FREEHOLD TOWNHOUSE

Arranged across five floors, the house combines well-proportioned reception rooms with extensive bedroom accommodation and a roof terrace offering panoramic views across Mayfair and the wider London skyline.

			EPC
6	4	2	D

Local Authority: City of Westminster
Council Tax: H
Tenure: Freehold

Guide Price: £8,250,000



ICONIC LOCATION IN THE HEART OF MAYFAIR

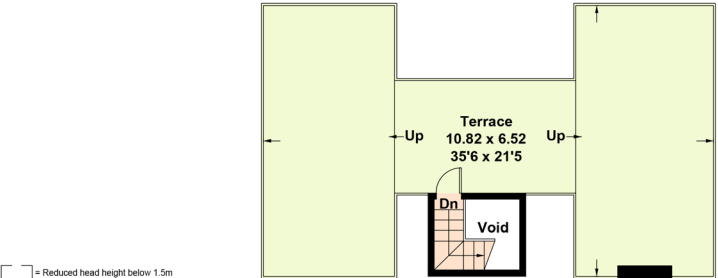
The ground floor is centred around a generous entrance hall that leads to an elegant formal dining room and an impressive 20 ft reception room, where a wide bay window provides an abundance of natural light and an attractive outlook over Farm Street. The lower ground floor has been designed with entertaining and everyday living in mind, featuring a spacious kitchen and dining room, an additional reception area, utility room, wine cellar, storage room, plant room and guest WC. The principal suite occupies the first floor and includes an en suite bathroom and a separate study. A further bedroom spans the full width of the house, enhancing the sense of scale and flexibility. The second and third floors provide six additional bedrooms, three bathrooms and a further study, making the house exceptionally well suited to both family living and guest accommodation.



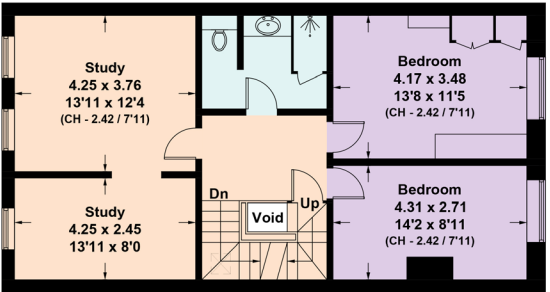


Farm Street, W1J

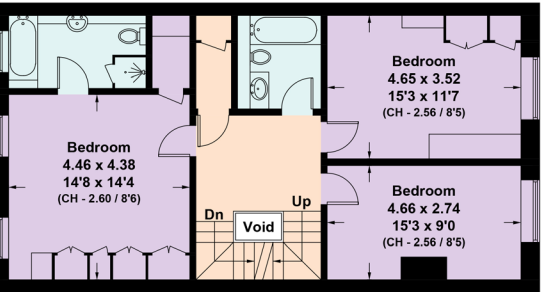
Approximate Floor Area = 386 sq m / 4155 sq ft
(Excluding Voids)
Including Limited Use Area (5.4 sq m / 58 sq ft)



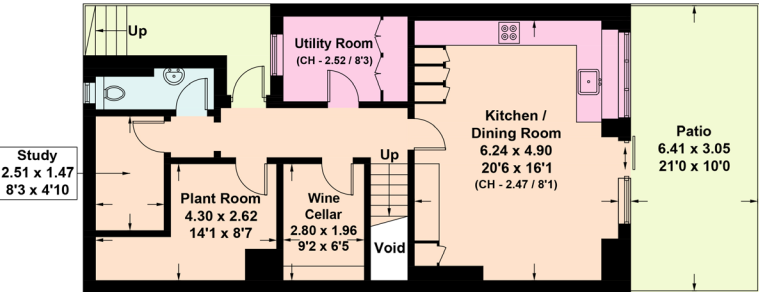
Fourth Floor



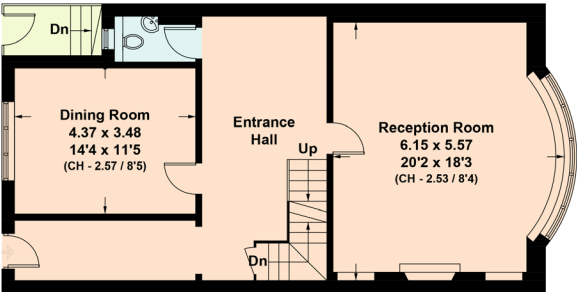
Third Floor



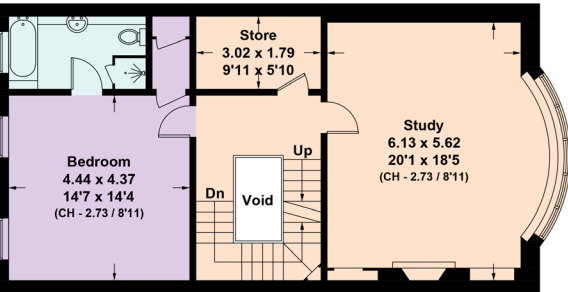
Second Floor



Lower Ground Floor



Ground Floor



First Floor

Approximate Gross Internal Area = 386 sq m / 4155 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. (ID767266)

We would be delighted
to tell you more.

Danielle Gaughan

+44 2078615487

Danielle.Gaughan@knightfrank.com

Knight Frank Mayfair

44 South Audley Street

Mayfair W1K 2PX

Alastair Nicholson

+44 2076476612

Alastair.Nicholson@knightfrank.com

knightfrank.co.uk

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated July 2026. Photographs and videos dated July 2026. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.