

BINNEY STREET
MAYFAIR W1



ALDERSLEY
LONDON

BINNEY STREET



A beautifully restored three-bedroom residence, discreetly positioned on a quiet tree-lined street in the heart of Mayfair.



RECEPTION ROOM

THE RESIDENCE

An exceptional freehold house moments from Grosvenor Square and Oxford Street, this elegantly refurbished Mayfair residence combines period charm with refined contemporary design. Spanning approximately 2,328 sq ft (216.27 sq m) across three floors, it offers timeless sophistication throughout.

The ground floor features a formal reception and dining area in soft neutral tones with bespoke panelling and abundant natural light, alongside a Porcelanosa kitchen with Gaggenau appliances and access to the integral garage.

On the first floor, an intimate lounge adjoins the luxurious principal suite with dressing area and marble-finished bathroom. Two further en-suite bedrooms occupy the upper level, complemented by a private terrace with lush planting and integrated sound system.

Every detail reflects exceptional craftsmanship – from marble entrance tiles and oak flooring to programmable lighting, climate control and full home automation.

This is a rare opportunity to acquire a beautifully crafted home in one of Mayfair's most sought-after addresses.

SPECIFICATION

GENERAL

- Approx. 2,328 sq ft / 216.27 sq m
- Freehold three-bedroom residence
- Three en-suite bathrooms plus guest cloakroom
- Fully furnished

LAYOUT

- Ground Floor – Entrance Hall, Living & Dining Room, Kitchen, Utility Room, Garage
- First Floor – Family Lounge, Principal Bedroom, Dressing Room, En-suite Bathroom
- Second Floor – Two Bedrooms, Two Bathrooms, Private Terrace

LIGHTING / AUTOMATION

- Lutron programmable lighting throughout
- Automated blinds and curtains
- Control4 home automation with touch screens
- Integrated audio / visual system with five zones

CLIMATE CONTROL / SECURITY

- Daikin VRF heating and cooling system
- 4K CCTV and smart alarm system
- Smart doorbell and police response
- Double-glazed sash windows

KITCHEN / UTILITY

- Porcelanosa kitchen range
- Gaggenau appliances including fridge-freezer, ovens, dishwasher and gas hob
- ARS Beige XTone work surfaces
- Direct access to integral garage

INTERIOR ENHANCEMENTS

- Marble entrance tiles and oak flooring
- Custom-made crystal chandelier
- Refurbished staircase with oak cladding and steel balusters
- Contemporary joinery and plasterwork throughout

EXTERIOR ENHANCEMENTS

- Cedar-clad garage door with Hormann motor
- Spanish roof slate by Cupa Pizarras
- Composite terrace decking and repainted handrails
- Low-maintenance landscaping

BATHROOMS

- Porcelanosa fixtures and fittings
- Roble Moon / Roble Cobre vanities
- Carrara and Glen White stone surfaces
- Walk-in showers with Attica screens and black fittings
- Heated towel rails and LED mirrors

RECEPTION ROOM



CRAFTED TO PERFECTION

Every detail within Eleven Binney Street reflects exceptional craftsmanship. From marble tiles and oak-clad staircases to bespoke joinery and softly lit textures, each element is carefully curated to create a seamless balance of elegance and durability—a home designed to be both lived in and admired.



RECEPTION ROOM

RECEPTION ROOM



RECEPTION ROOM

RECEPTION ROOM / DINING AREA

RECEPTION ROOM / DINING AREA



KITCHEN

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REFINED COMFORT

The bedrooms are designed as tranquil sanctuaries—each thoughtfully furnished with soft, tactile fabrics and subtle tones that evoke a sense of calm. Tailored wardrobes, bespoke lighting and elegant detailing create spaces that feel both restful and refined, embodying understated luxury in every texture and finish.



PRINCIPAL BEDROOM

PRINCIPAL BEDROOM



PRINCIPAL BEDROOM



BINNEY STREET

PRINCIPAL DRESSING ROOM

PRINCIPAL ENSUITE



GUEST BEDROOM

GUEST BEDROOM

GUEST BATHROOM



GUEST BEDROOM



A PRIVATE URBAN SANCTUARY

The terrace offers a rare retreat in the heart of Mayfair—a calm, open-air space for relaxation or entertaining. Framed by lush planting and refined decking, it provides a serene backdrop for morning coffee or evening gatherings, enhanced by discreet lighting and an integrated sound system.



BINNEY STREET

TERRACE

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GARAGE

FLOORPLAN

Approx. Gross Internal Area:

2,328 square foot

216.27 square meters

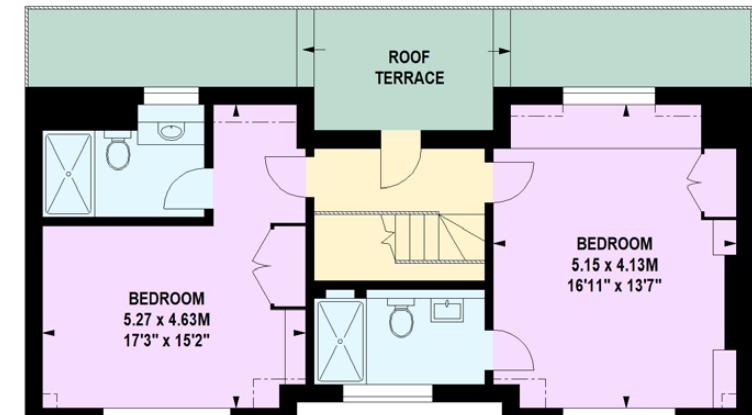
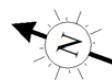
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EPC: C

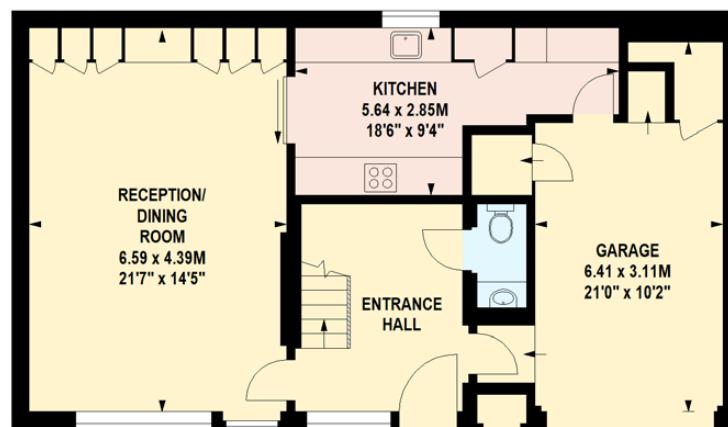
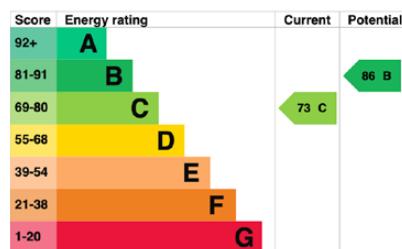
Council Tax Band: H

Local Authority: City of Westminster

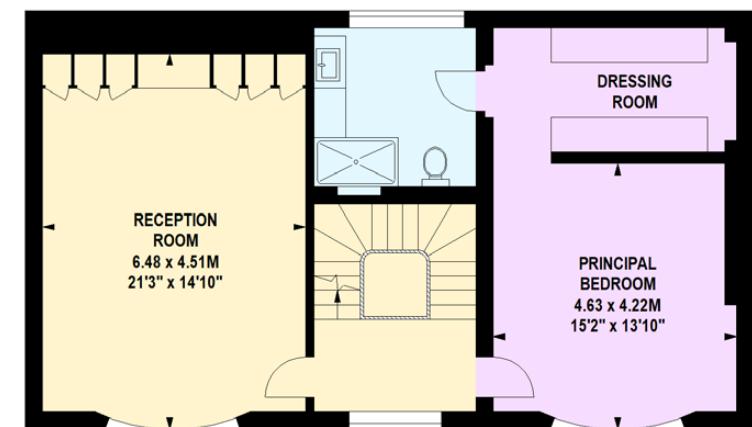
Tenure: Freehold



SECOND FLOOR



GROUND FLOOR



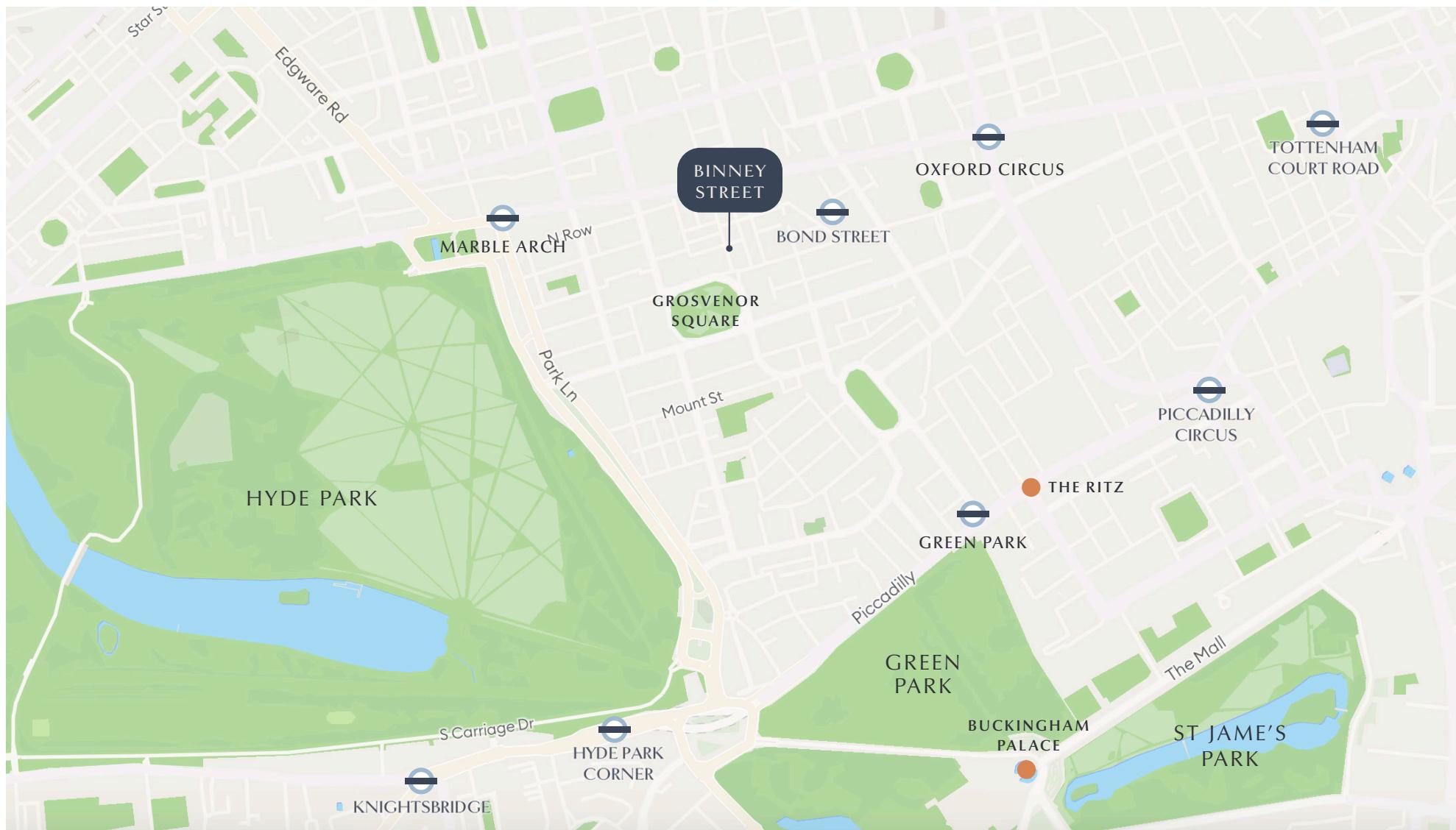
FIRST FLOOR

Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only.

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BINNEY STREET



Bond Street | 0.2 miles (3 min walk)

Marble Arch | 0.4 miles (7 min walk)

Oxford Circus | 0.5 miles (10 min walk)

Green Park | 0.7 miles (14 min walk)

LOCATION

BINNEY STREET

SURROUNDING AREA

Binney Street enjoys a prestigious position in the heart of Mayfair, one of London's most exclusive and desirable neighbourhoods. Just moments from Grosvenor Square, Bond Street and Mount Street, residents have access to luxury boutiques including Chanel, Louis Vuitton and Cartier, alongside iconic department stores such as Selfridges and an array of Michelin-starred restaurants including Le Gavroche and Scott's.

For relaxation and leisure, Hyde Park is within a short stroll, providing a serene escape from city life, while nearby landmarks such as The Royal Academy of Arts and Claridge's enrich the area's cultural and lifestyle offering.

Mayfair remains one of London's most refined neighbourhoods, celebrated for its elegant architecture, private garden squares and enduring appeal. With world-class hotels, dining and flagship fashion houses close at hand, Binney Street offers an exceptional blend of heritage, sophistication and convenience – securing its place among Mayfair's most desirable addresses.



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