

UPON THE INSTRUCTIONS OF



GROSVENOR



OPPORTUNITY TO CREATE A MAYFAIR MANSION

26 UPPER BROOK STREET

AND

4 WOOD'S MEWS

MAYFAIR W1

A Freehold Grade II Listed Edwardian townhouse currently in commercial use, having a central courtyard garden with adjoining mews house. Providing 13,904 sq.ft. (1,291 sq.m.) of accommodation (including vaults)

(Subject to planning permission)



26 UPPER BROOK STREET

AND

4 WOOD'S MEWS

MAYFAIR W1

THE OPPORTUNITY

One of Mayfair's most illustrious former residences, 26 Upper Brook Street, with oblique views up to Hyde Park is offered for sale as a restoration opportunity to revert back to its original use.

The house was formerly the London home of the American Auchincloss family of Jackie Kennedy fame.

THE PROPERTY

A Grade II Listed Edwardian mansion-townhouse with a central courtyard garden and a mews house to the rear at 4 Wood's Mews providing 13,904 sq.ft. (1,291 sq.m.) of accommodation (including vaults)

FROM TOWNHOUSE OFFICES BACK TO RESIDENTIAL RESTORATION

Most recently used as an office building, providing substantial accommodation over lower ground, ground and four upper floors, the mansion-townhouse has proposals to convert back into a single family house. The courtyard garden has upper and lower garden terraces, connected by a grand outside stone staircase.

THE RESTORATION

The house would provide a grand entrance hall with staircase, a passenger lift, ground floor family kitchen and breakfast room and four reception rooms, including a dining room and family room/library on the ground floor and two interconnecting reception rooms on the first floor.

The principal bedroom suite with bedroom, dressing area, bathroom and study/day room would occupy the second floor, with three bedrooms, each with its own bathroom on the third floor, and three further bedrooms and two bathrooms on the top floor.

On the lower ground floor there would be either a staff bedroom/living room or a cinema/club room, catering kitchen, wine cellar and large gym with Pilates/exercise floor. The mews house provides a staff flat above offering a living room, bedroom, bathroom and kitchen plus domestic offices in the basement.

SUMMARY

6 Reception Rooms, Principal Suite of Bedroom, Dressing Room, Bathroom and Study/Day Room,
6 Further Bedrooms & 5 Bathrooms, Extensive Staff/Leisure Facilities, Family & Catering Kitchens

TOTAL GROSS INTERNAL AREA

13,904 sq.ft. (1,291 sq.m.) of accommodation
(including vaults)

RESTORATION BACK TO RESIDENCE

The house has been used as corporate offices for nearly three quarters of a century and could now revert to its original residential use.

Extensive research has therefore been undertaken to help create the proposed marketing visuals for the whole of the house.

Award winning design studio Casa e Progetti have produced the CGI images of the future house, combining meticulous historic research on the history and past owners of the property, which is then matched with real photography, architectural drawings and an extensive digital library of historic and contemporary wallpaper, wall finishes, joinery, flooring, furniture, accessories, period and modern artwork.

The result is the artistic representation showing how the living spaces and outside space can look when fully interior designed, dressed and landscaped.

The following images portray the potential for the restoration of the building back to a substantial Mayfair residence



Computer Generated Image

The stone floored entrance hall and sweeping staircase and ground floor front dining room are neo-Georgian in style with grand stone fireplaces and elegant ceiling cornice and decorative moulding. The marble paved entrance hall to 26 Upper Brook Street has been dressed with two Regency style armchairs by Provasi and a painting by Renoir (left of image) and a Monet above the fireplace. The top of the fireplace mantel has been dressed with small antique Chinese porcelain urns with a pair of large flower filled Chinese antique porcelain vases placed at the base of the mantel.



Computer Generated Image

The ENTRANCE HALL

The DINING ROOM



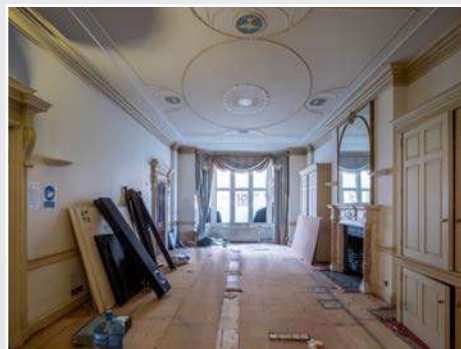
Computer Generated Image



The dining room has been dressed with a 14-seat Georgian inspired dining table by Capellini bordered by antique Georgian dining chairs. The three sideboard cabinets are by Roberto Giovannini and have been chosen to complement the dining table and the neo-Georgian styling of the room.

On the wall (left side) is a painting by Canaletto (Giovanni Antonio Canal) of The Entrance to the Grand Canal in Venice (1730). On the opposite wall are two paintings by noted Edwardian artist Edward Wilkes of two motor yachts which were both owned by the Auchincloss-Coats family.

The fireplace mantel has been dressed with two obelisks in decorative blue marble with two Art Deco panther sculptures by A. Notari, cast in bronze, sitting at the base of the mantel.



To the rear of the property, in place of stables, James Monro Coats had architect Arnold Bidlake Mitchell install a series of grand rooms in the Arts & Crafts style of Ernest Gimson with baronial fireplaces, oak panelling, plasterwork friezes and ornate ceilings, probably designed by George Bankart and executed by craftsmen of the Bromsgrove Guild.

In these opulent Arts & Crafts rooms, James had his office and cigar lounge where he entertained business associates. The cigar lounge used by James Monro Coats has been dressed with a sofa and armchairs by Provasi with stools by Roberto Giovannini, sitting around a marble topped coffee table. The furniture has been dressed in a chinz country house style floral fabric, inspired by the interior design of the drawing room of the luxury steam yacht the *Queen of Scots*, which was built in 1904 for the Auchincloss-Coats family. The wood panelling and country house style interiors of the yacht were designed by Sir Edwin Lutyens.

To either side of the grand fireplace are Chinese Ming style vases by Baldi and beautiful cabinets by Cappellini. Opposite the fireplace there is a painting by Canaletto of the River Thames from Somerset House (1750).

The country house style interiors of the cigar lounge and original Auchincloss-Coats yacht are also reflected in the interiors of the Royal Yacht *Britannia* where the state drawing room has similar chintz floral sofas and armchairs, interior designed by Sir Hugh Casson.



Computer Generated Image



The CIGAR LOUNGE

The OFFICE



Computer Generated Image



The wood panelled office originally used by James Monro Coats has been reimagined for the 21st century but in a style inspired by the Edwardian original. The office desk is in the style of an Edwardian antique by Provasi.

Behind the desk is the famous French tapestry The Lady and the Unicorn, originally woven in Flanders in circa 1500, commissioned and owned by Antoine II Le Viste, an important courtier during the reign of King François I. The Auchincloss-Coats family had a longstanding interest in French art and culture.

All finished in classic Racing Green leather, the low armchairs are by Ralph Lauren Home with the high armchairs designed by Timothy Oulton. The central walnut wood antique coffee table has been selected to complement the desk and wood panelled fireplace.

To one side of the bay window is the antique marble bust of the Greek God Apollo, with the suit of armour a reproduction of a Tudor original from the reign of Queen Elizabeth I, on display at Windsor Castle. On the other side of the bay window is a landscape painting by Turner.



The first floor drawing room is dominated by a portrait painting by acclaimed Anglo-Hungarian painter Philip de László, the Edwardian high-society painter known for his portraits of royal, aristocratic and wealthy personages.

Married to Anglo-Irish socialite Lucy Guinness, Philip de László was the London portrait painter of choice for the Auchincloss-Coats family. Letters written between 1900 and 1922 held in the National Portrait Gallery Archives, show detailed correspondence between Maud Glen (née Coats), the niece of Sir James Coats, and Mrs Anne Coats, the wife of James Munro Coats, written to their friend Philip de László regarding various commissions from the family.

Two of de László's most noted paintings are of Maud, who married Arthur Wellesley and became the 5th Duchess of Wellington, and another of Lady Jane Auchincloss-Coats, the wife of Sir Stuart Auchincloss-Coats and sister-in-law of James Munro Coats.

Selected to complement the French Neo-Rococo style of the drawing room the sofas are by Provasi with the armchairs by Roberto Giovannini, all in matching cream fabric. The sofas and chairs are positioned around twin marble topped coffee tables and an antique Persian rug by Tufenkian. The sideboard is by Provasi with the matching console tables by Roberto Giovannini.

To one side of the drawing room is a grand piano by Bösendorfer. Behind the grand piano is Canaletto's iconic painting of St Paul's Cathedral.



Computer Generated Image



The 1st FLOOR DRAWING ROOM

The 1st FLOOR DRAWING ROOM



Computer Generated Image



The first floor drawing room is French Neo-Rococo in character with a grand marble fireplace, ornate columns with Corinthian capitals and elegant neo-classical plasterwork to the walls and ceilings.

The drawing room features an Edwardian motor yacht painting by Edward Wilkes, showing a luxury yacht owned by the Auchincloss-Coats family, and an equestrian painting by renowned painter Sir Alfred Munnings, a favourite of the Auchincloss-Coats family.



The super-king size bed in the principal suite is by Provasi with the sofa and chest-of-drawers by Ralph Lauren Home. The armchair and ottoman style coffee table are by Cappellini. The main portrait painting above the fireplace is by Philip de László, with the painting by the main window a landscape by Monet.



Computer Generated Image



The PRINCIPAL BEDROOM SUITE

The CINEMA ROOM



Computer Generated Image

The cinema room is the only CGI dressed image that has not been based on historic material and references relating to the Auchincloss-Coats family and their life at 26 Upper Brook Street. However, the interiors are inspired by Mrs Anne Coats, the wife of owner James Munro Coats.

Mrs Anne Coats was a wealthy American-born socialite from Rhode Island who liked entertaining on both sides of the Atlantic. The cinema room has been dressed in her honour as a Hollywood inspired entertaining space with classic limited edition Hollywood movie prints on the walls with the tiered seating formed by bold lipstick red reclining sofas (the colour a favourite of Mrs Coats).

The Great Gatsby style built-in cocktail bar to the rear has back-lit onyx panelling and a champagne fridge below. A red popcorn machine and "stars-at-night" LED ceiling have been added to give a further sense of fun and vibrancy to the cinema room.

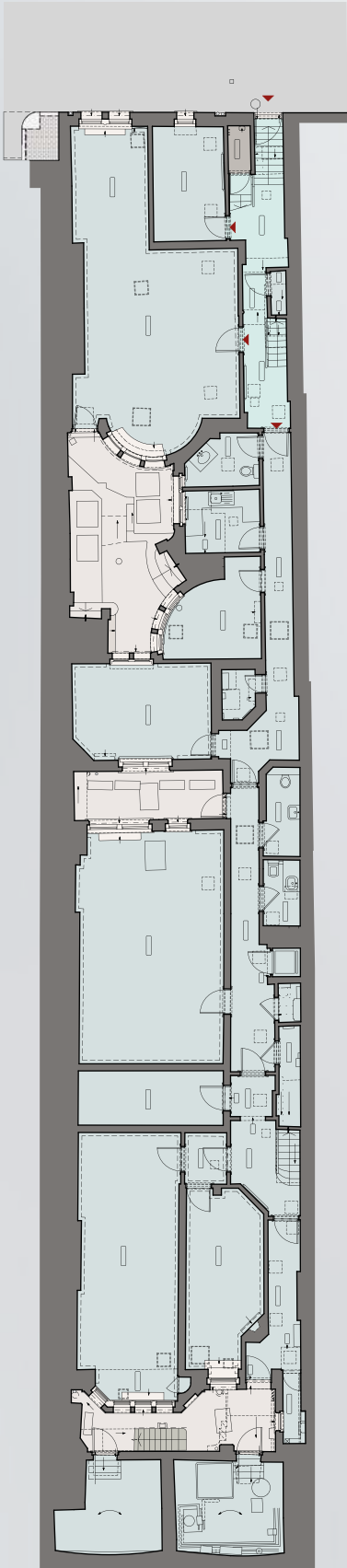


Computer Generated Image

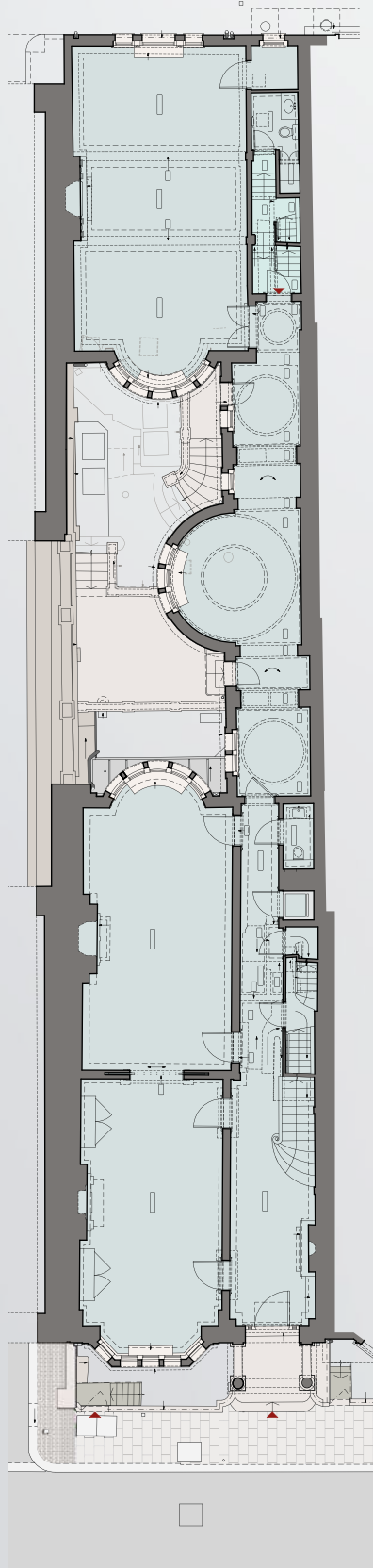
The courtyard garden has upper and lower garden terraces, connected by a grand outside stone staircase. Positioned around a warm and inviting outside firepit, the courtyard garden has been dressed with a sofa and armchair by Cappellini, the furniture complementing the green living walls that have been created to provide privacy to the garden.



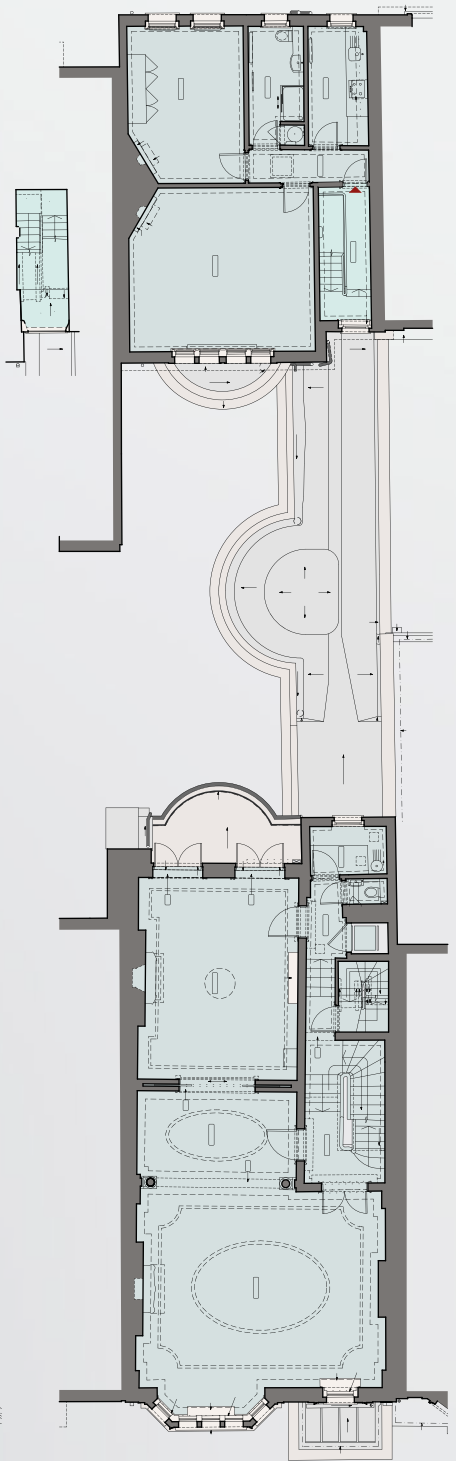
The COURTYARD GARDEN



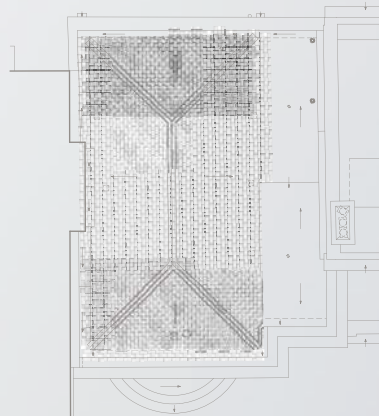
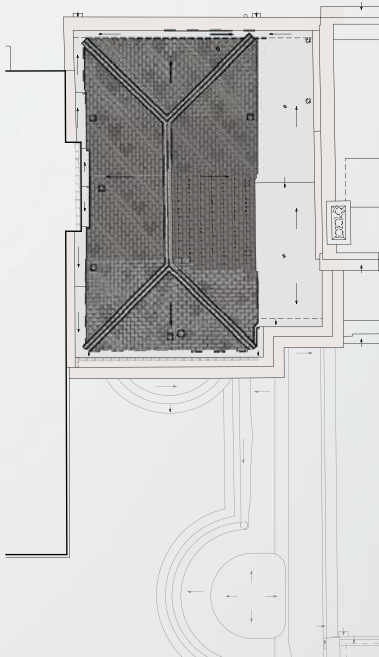
LOWER GROUND FLOOR



GROUND FLOOR

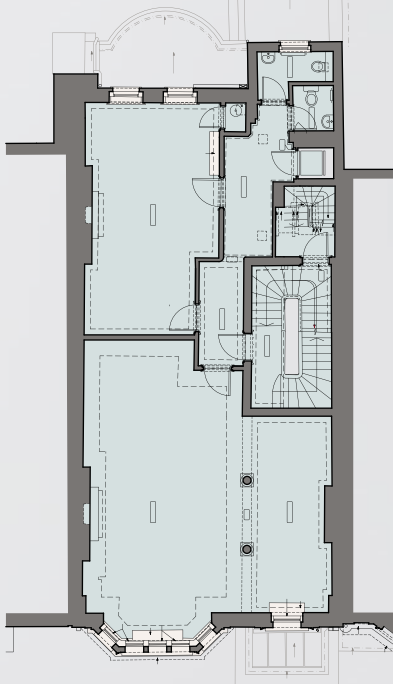


FIRST FLOOR

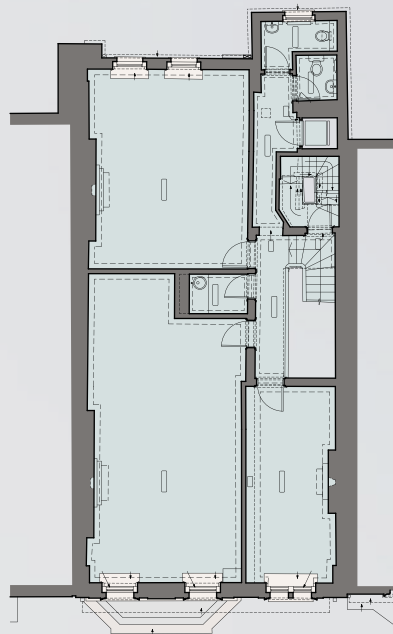


TOTAL GROSS INTERNAL AREA
(EXCLUDING PAVEMENT
VAULTS)

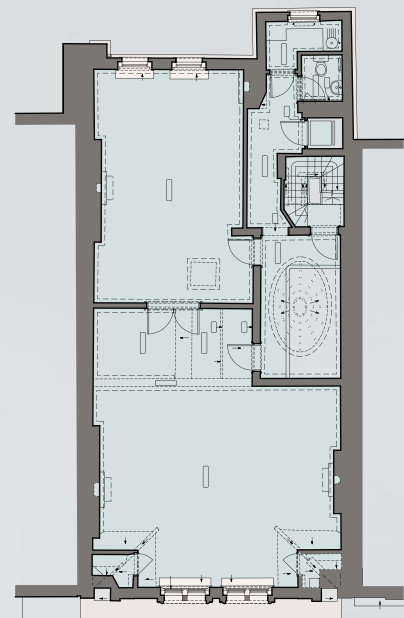
1,267.3 SQ M (13,642 SQ FT)



SECOND FLOOR



THIRD FLOOR

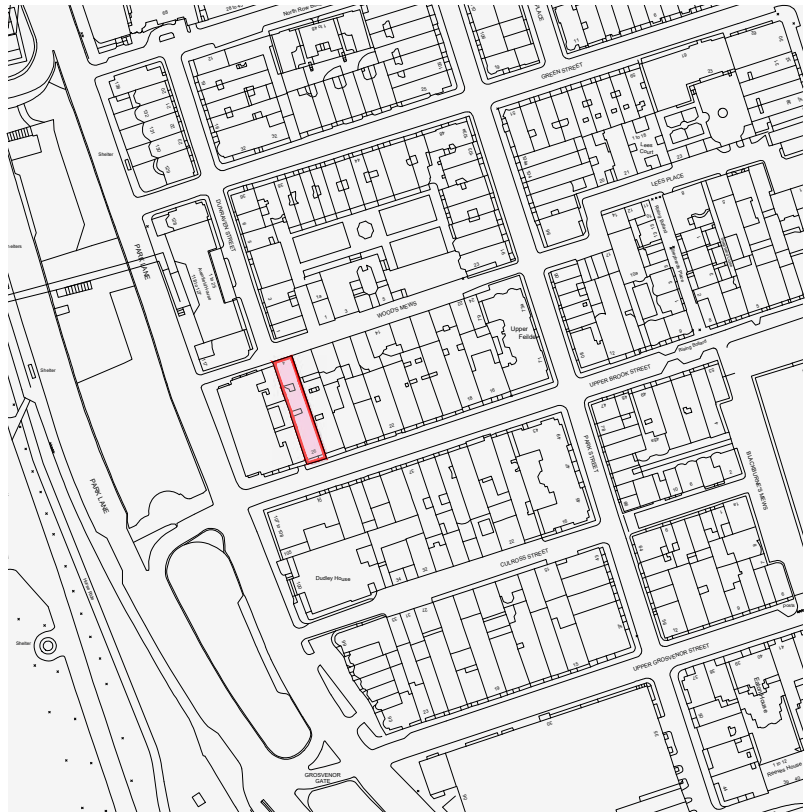


FOURTH FLOOR



LOCATION PLAN

ORDNANCE SURVEY
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LICENCE NUMBER LAN1002022



Floor Level	Existing Offices (Class E) (sq m)	Existing Communal Circulation Space (Class E & Class C3 Use) (sq m)	Existing Residential (Class C3) (sq m)
Lower Ground Floor	293.7	16.3	1.4
Ground Floor	281.6	7.0	
First Floor	145.9	7.6	75.2
Second Floor	145.6		
Third Floor	143.4		
Fourth Floor	140.8		
Fifth Floor / Roof Level	8.8		
TOTAL GIA BY USE (Excluding Pavement Vaults)	1,159.8 sq m	30.9 sq m	76.6 sq m
	12,484 sq ft	333 sq ft	825 sq ft
Pavement Vault 'A'	11.1		
Pavement Vault 'B'	13.2		
TOTAL GIA BY USE (Including Pavement Vaults)	1,184.1 sq m	30.9 sq m	76.6 sq m
	12,746 sq ft	333 sq ft	825 sq ft

HISTORY

Originally built in 1908-9, this Grade II Listed grand Edwardian townhouse was formerly the London residence of a branch of the American Auchincloss family.

The house was built for wealthy American James Monroe Coats (1875-1946) by luxury building firm Holland & Hannen, designed by architect-to-the-rich Arnold Bidlake Mitchell, whose clients included financier Sir Ernest Cassel, King Leopold of Belgium and tycoon Alexander Siemens, of Siemens engineering.

James Monroe Coats was the son of Anglo-American industrialist Sir James Coats and his American heiress wife Sarah Anne Auchincloss, the daughter of industrialist and banker John Auchincloss.

James was born on 6th January 1875 at Hammersmith Farm in Newport, the Auchincloss estate on Rhode Island, which was the childhood holiday home of Jackie Kennedy whose stepfather was Hugh D. Auchincloss Jr, James Monroe's cousin.

After 1953 the property was converted into offices and for many years served as the London offices of the Bank of Africa, founded in 1959, the international financial services group headquartered in Casablanca, Morocco.

THE AUCHINCLOSS-COATS FAMILY

The Coats and Auchincloss family had shared origins and history, further cemented by business partnerships and marriage. Both families originated from Paisley in Scotland, worked in the textiles industry and moved to America to make their fortunes.

Sir James Coats, James Monroe's father, was the third generation of his family to run J & P Coats, the Anglo-American textiles giant (later Coats Viyella) which by 1900 was listed on the London Stock Exchange with factories in Paisley in Scotland and Pawtucket on Rhode Island and over 50,000 employees worldwide.

Sir James' business partner was John Auchincloss, who ran Auchincloss Brothers, which was the US-wide distributor and retailer for J & P Coats. Sir James married John's daughter Sarah Anne Auchincloss, the children from the marriage using for family occasions the name Auchincloss-Coats. The dynasty expanded their investments into banking, heading Manhattan's Merchant's Bank, and petroleum, becoming shareholders in Standard Oil.

The wealth provided the Auchincloss-Coats dynasty with a portfolio of palatial residences including Hammersmith Farm in Newport, Merrywood in Virginia, where Jackie Kennedy and her sister Lee grew up, the London townhouse at 26 Upper Brook Street, a New York mansion at 123 East 69th St on the Upper East Side and Skelmorlie Castle in Scotland.

In 1899 James Monroe Coats married Rhode Island socialite Anne Caswell and the couple moved from Rhode Island to London since he was appointed to oversee the family's business interests in London and Scotland.

In 1908 James Monroe and Anne acquired 26 Upper Brook Street on the doorstep of Park Lane, providing views onto Hyde Park and at the time neighbouring Brook House, the Park Lane mansion owned by Sir Ernest Cassel, banker to King Edward VII.

The original Georgian house at 26 Upper Brook Street was demolished to make way for a new townhouse that James Monroe commissioned architect Arnold Bidlake Mitchell to design. The result was a Mayfair home that combined English and American sensibilities of the day, a true gilded-age Edwardian trophy house with lavish interiors.

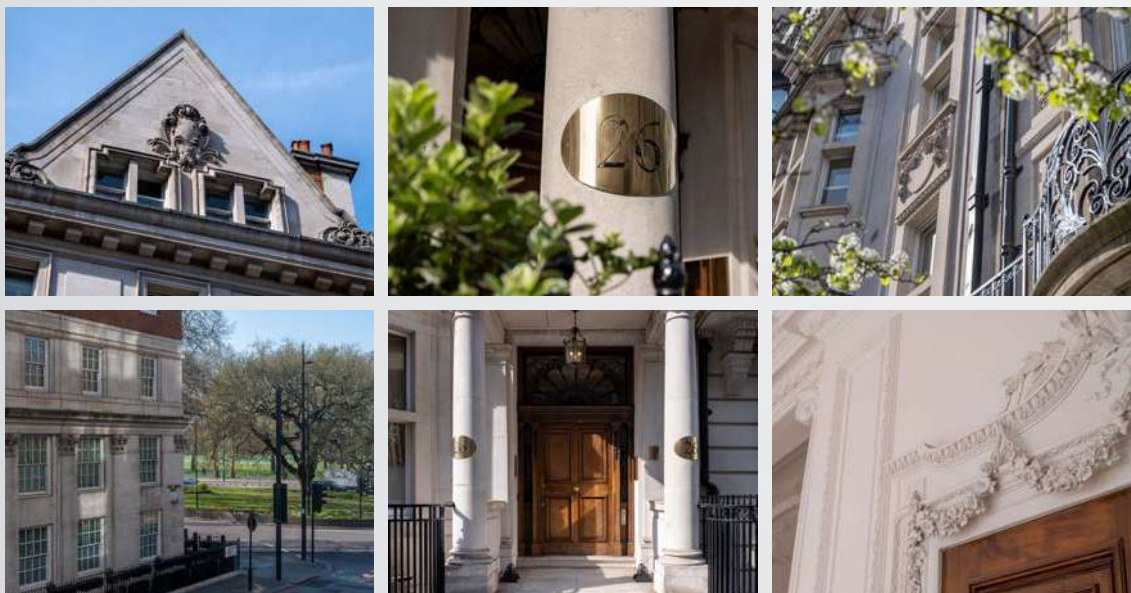
In 1913, Sir James Coats died, that year J & P Coats had a market capitalisation of \$300.8 million (£230 million) and was the world's third largest company after US Steel and Standard Oil. In his will Sir James left James Monroe and his five siblings £3.9 million (equivalent to over £1.6 billion today).

Business interests and the inheritance from his father enabled James Monroe and Anne to live an opulent lifestyle that included racehorses and three motor yachts. Their lives included shoots in the family's Scottish estates, holidays on Rhode Island, sailing on the French Riviera and entertaining in Mayfair, with guests at 26 Upper Brook Street including Auchincloss-Coats relatives, neighbour Sir Ernest Cassel, Edwina Ashley, later Countess Mountbatten of Burma, and Sir Edwin Lutyens, who designed the interiors of one of the family's motor yachts. James Monroe Coats died in London in 1946 and Anne in 1953.

UPON THE INSTRUCTIONS OF



GROSVENOR



TERMS

Tenure: Freehold

Planning: The property is currently in commercial use. A pre-application is supported by Westminster City Council for reversion back to residential use.

Price: The property is being sold subject to present planning at a Guide Price of £22,000,000.

The property has been used primarily as office space for some time and the selling parties have opted to tax the property for VAT purposes, but the selling parties may be able to revoke their options to tax. The selling parties will not do this until we are nearing exchange and only in the case where the purchaser wants this to happen. If a purchaser wants to buy the property for residential purposes, then they should serve a notice to disapply on the selling parties which would mean VAT wouldn't be applicable on the purchase price. However, it is recommended a purchaser takes their own tax advice.

Viewing: Strictly by appointment through joint sole selling agents.

Commercial Enquiries

Residential Enquiries



Peter Humphreys MRICS
55 Baker Street, London W1U 8AN
020 3967 7185
peter.humphreys@knightfrank.com
knightfrank.com



WETHERELL
MAYFAIR'S FINEST PROPERTIES

Peter Wetherell FRICS
102 Mount Street, London W1K 2TH
020 7529 5566
parw@wetherell.co.uk
wetherell.co.uk

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