

A BEAUTIFUL PROPERTY IN MAYFAIR

North Audley Street, Mayfair, London W1

Price On Application

Off Market

MAYFAIR IS ONE OF THE MOST EXCLUSIVE RESIDENTIAL AREAS IN LONDON

- The building is situated close to Grosvenor Square, with views over the square.
- This corner apartment originally had five bedrooms and was thoughtfully renovated to accommodate three en-suite bedrooms and bathrooms, as well as a guest cloakroom.
- The immediate locality has been the subject of extensive improvements by The Grosvenor Estate.

MAYFAIR IS ONE OF THE MOST EXCLUSIVE RESIDENTIAL AREAS IN LONDON



ACROSS FROM THE LUXURY RESIDENTIAL DEVELOPMENT AT 20 GROSVENOR SQUARE

- Situated right across the street from the high profile residential development by Finchatton, at [20 Grosvenor Square](#), which is serviced by the Four Season's Group.
- Hyde Park is just over 300 yards.
- The [Hotel Twenty Two London](#) is situated directly adjacent.
- The new [Chancery Rosewood](#) where the USA Embassy used to be in Grosvenor Square, is less than 40 yards away.

ACROSS FROM THE LUXURY RESIDENTIAL DEVELOPMENT AT 20 GROSVENOR SQUARE



THE ONLY APARTMENT ON THE FLOOR

- This lateral apartment is the only apartment on the floor.
- The apartment has air conditioning.
- Several of the bay windows to the front elevation enjoy views towards Grosvenor Square.
- Two of the five original fireplaces have been retained and converted to stunning gas fires.

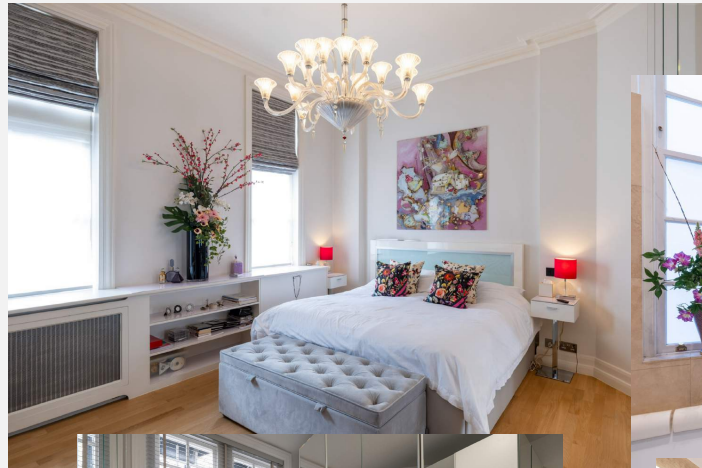
THE ONLY APARTMENT ON THE FLOOR



EXCEPTIONALLY LARGE MASTER SUITE

- The master suite includes a lovely sitting room, a spacious bedroom with mirrored wardrobes, a large dressing room with floor to ceiling wardrobes.
- Spacious bathroom with a large corner bath, double sinks and a double shower & steam room with a Japanese Toto toilet.
- High quality hardwood flooring and doors in the Master Suite throughout the apartment.

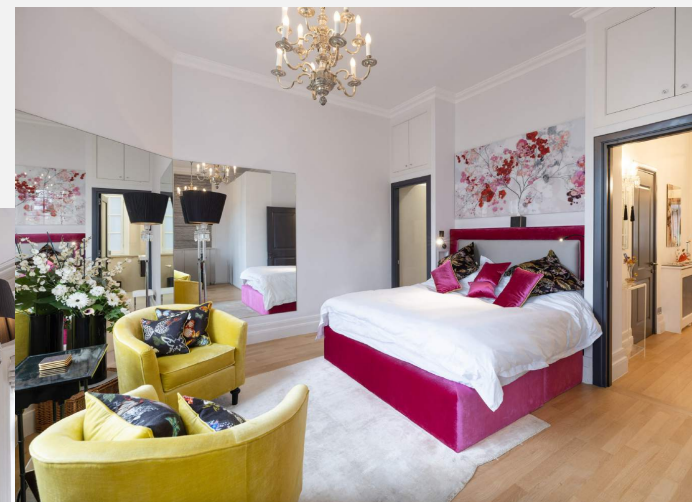
EXCEPTIONALLY LARGE MASTER SUITE



THE BEDROOMS

- Each of the three bedrooms are situated, with their en-suite bathrooms, in a distinct corner of the apartment, providing optimum privacy for all occupants.
- The apartment has an exceptional amount of storage , including wardrobes and cupboards, as well as many high cupboards for lesser used items.
- Throughout the apartment the ceiling height is around 340cm.
- There is a feel-good energy about this apartment which visitors have frequently commented upon.

THE BEDROOMS



LOUNGE AND DINING

- The beautiful lounge-dining area is very spacious, airy and has huge volume.
- The hardwood floors throughout the apartment are in excellent condition.
- The apartment enjoys an excellent corner aspect from which you can see Grosvenor square from a number of windows.
- The lounge and dining are directly adjacent to the spacious entrance hallway.

LOUNGE AND DINING



THE KITCHEN

- The stunning kitchen has [Smallbone award-winning walnut and silver units](#) set against a white tiled floor.
- Next to the large window a wall mirror reflects sunlight and makes it a very bright, workable and welcoming kitchen with ample storage.
- The utility area cupboards, situated opposite the kitchen include space for an ironing board, cleaning apparatus and products as well as a second fridge freezer.

THE KITCHEN



FURTHER INFORMATION

- The block benefits from a spacious lift and the common parts are well maintained.
- The apartment is quiet but well positioned for access to extensive local amenities and popular restaurants such as Roka, The 22 Hotel, North Audley Canteen and The Ivy Asia.
- The rear bedroom enjoys a pleasant view over a leafy private garden.

FURTHER INFORMATION



LOCATION INFORMATION

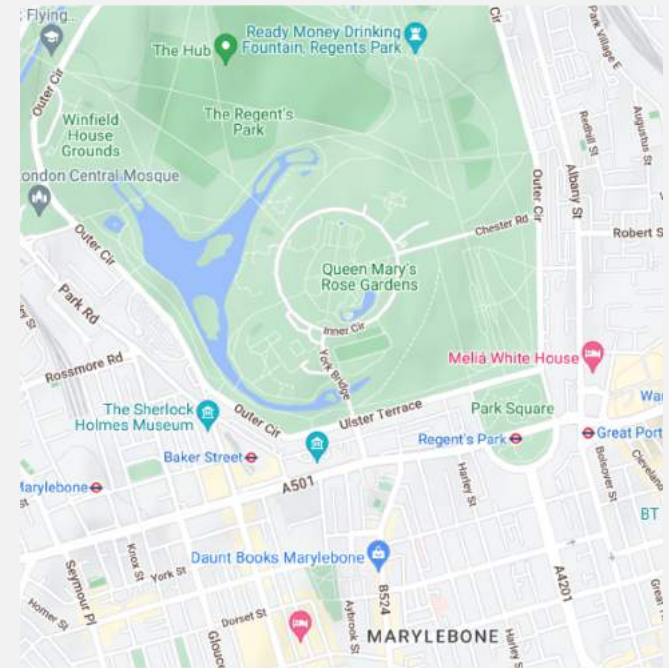
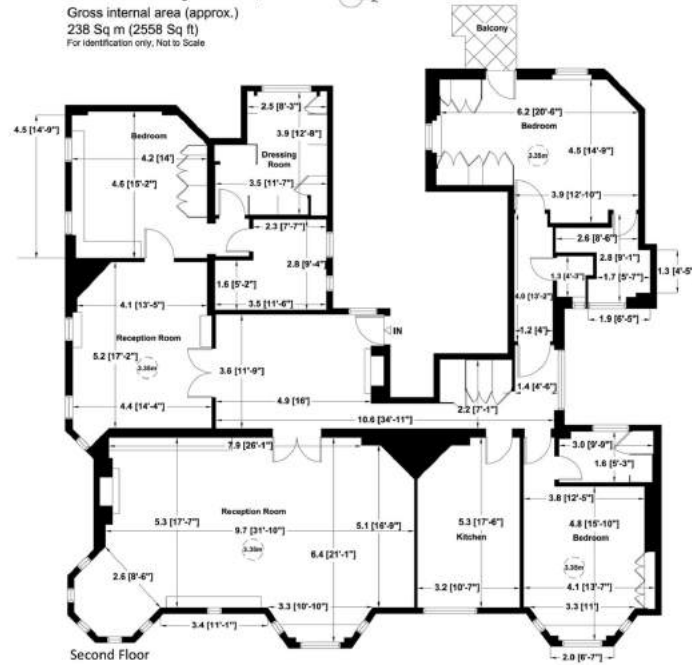
- Thirty second walk to Grosvenor Square and the new Rosewood Chancery Hotel.
- Directly next door to 22 London Hotel.
- The more extensive leisure and retail amenities of London's West End are within walking distance.
- Bond Street London Underground station and Marble Arch London Underground station are within approximately 0.3 miles.

LOCATION AND FLOOR PLAN



North Audley Street, W1

Gross internal area (approx.)
238 Sq m (2558 Sq ft)
For identification only, Not to Scale



FOR INQUIRES

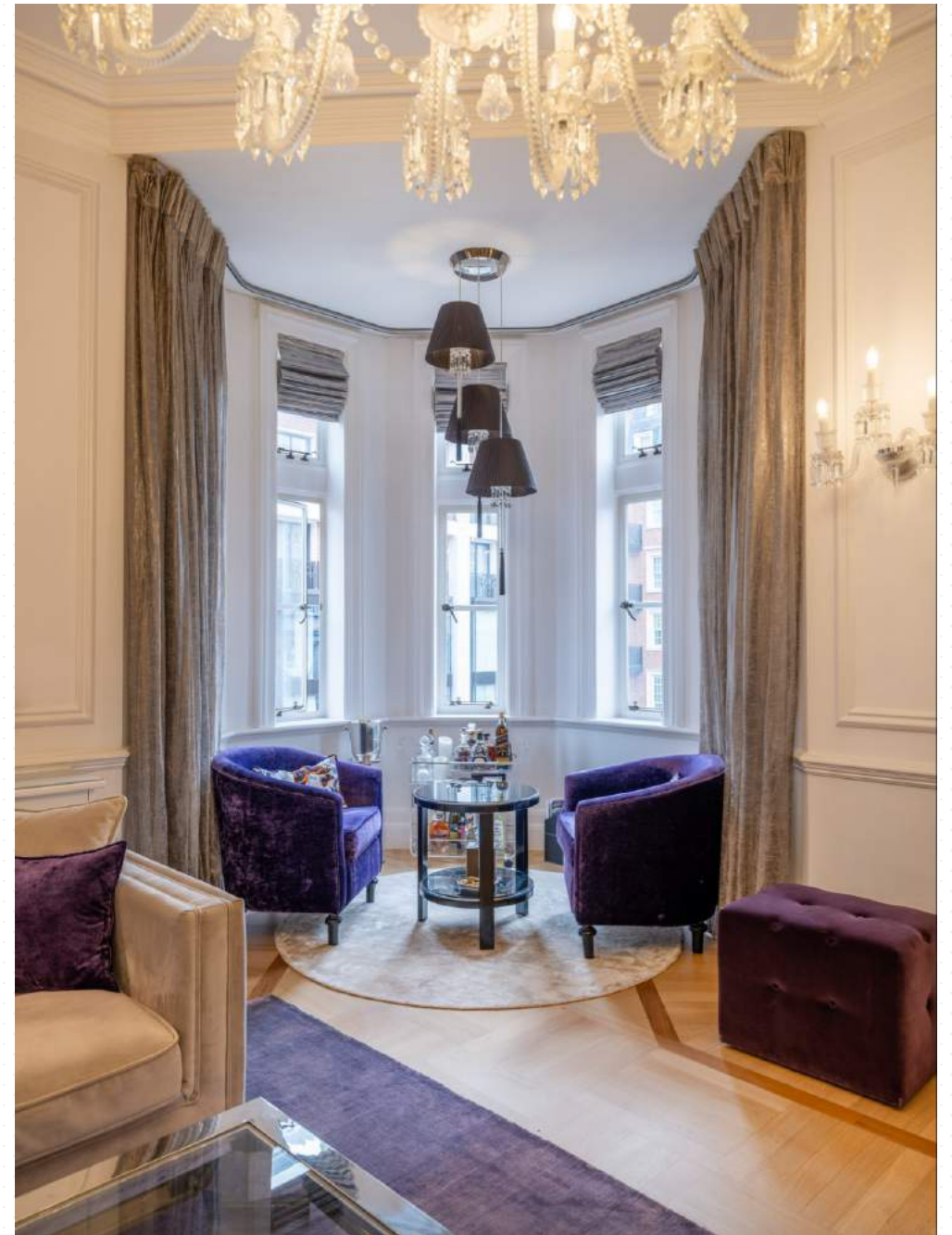
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PHOTO GALLERY











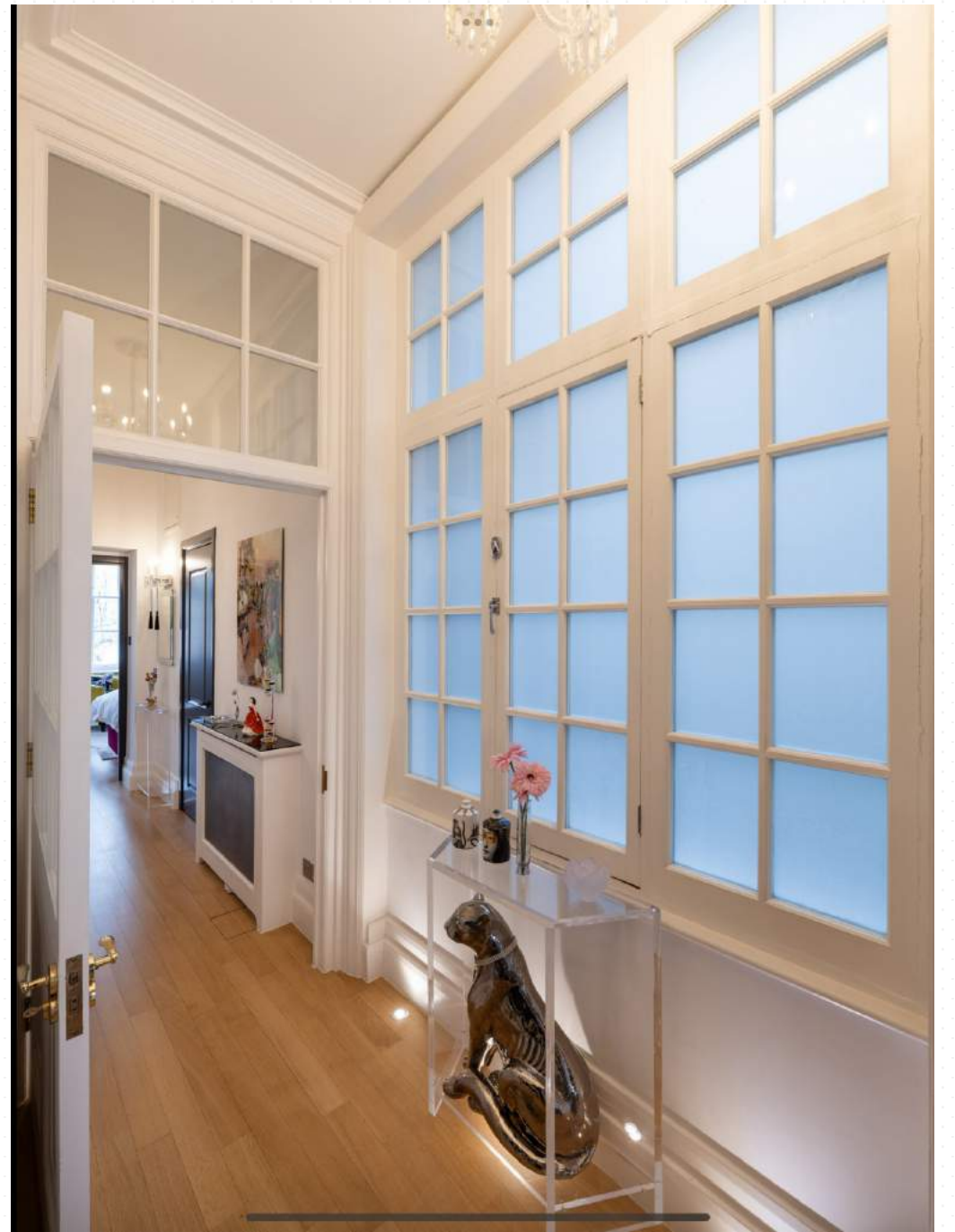












































Detailed Description – 1 of 5

Property Highlights

The property is situated in the prime residential area of Mayfair, situated to the east of Hyde Park, south of Marylebone and north of Piccadilly and lies within the administrative boundaries of the City of Westminster. North Audley Street is situated in north Mayfair running between Grosvenor Square in the south and Oxford Street in the north. The building is situated towards the southern end of the street, very close to Grosvenor Square, and occupies an end of terrace position, with a triple aspect onto North Audley Street to the front and Lees Place to the side and rear.

Mayfair is one of the most exclusive residential areas in London and boasts many of London's finest restaurants, shops, art galleries and hotels.

The immediate locality has been the subject of extensive improvements by The Grosvenor Estate and Westminster City Council over recent years, with notable improvements to the public pavements and parking arrangements, together with traffic calming measures. Additionally, several restaurants, such as Roka, The Ivy Asia and The North Audley Canteen now have pretty terraces and the pavements have been widened to allow for this.

The green open spaces of Hyde Park are approximately 370 yards to the west of the property. This stunning and spacious apartment at 40 North Audley Street is situated right across the street from the ultra high profile residential development by Finchatton, at [20 Grosvenor Square](#), which is serviced by the Four Seasons. Additionally, the prestigious and fashionable [Hotel twenty two London](#) is situated directly adjacent.

Equally, the [Chancery Rosewood](#), situated where the USA Embassy used to be, in Grosvenor Square., is less than a minute walk.

Detailed Description – 2 of 5

A further notable building on the street includes the Grade I Listed former St Mark's Church which has been re-purposed by Mercato Metropolitano in recent years to comprise a cultural hub and sustainable community market hosting two levels of food stalls and bars, together with a rooftop terrace, plus a vaulted basement crypt hosting a wine cellar, a micro-brewery and hosting events & cooking classes.

The Apartment

This lateral apartment is the only apartment on the floor with the primary aspect being onto North Audley Street to the front and secondary aspects being onto Lees Place to the side and rear. Several of the bay windows to the front elevation enjoy oblique views towards Grosvenor Square. The apartment is large but at the same time, exudes a sense of warmth and comfort. It is equally suitable for a family or a couple and has a great entertaining space.

The apartment originally had five bedrooms and was tastefully and thoughtfully renovated to accommodate three en suite bedrooms/bathrooms, as well as a beautiful guest cloakroom. Additionally the apartment has two stunning gas fires in the spacious entrance hall and in the lounge/dining room).

The hardwood flooring, all doors in the apartment and the wardrobes in the master bedroom dressing area were supplied and fitted by an Italian designer. The apartment has excellent layout, very high ceilings throughout and is spacious and airy.

The large master suite includes a lovely sitting room, a spacious bedroom with mirrored wardrobes, a large dressing room with floor to ceiling wardrobes and a spacious bathroom with a large corner bath, double sinks and a double shower.

Detailed Description – 3 of 5

Each of the three bedrooms are situated, with their en-suite bathrooms, in a distinct corner of the apartment, providing optimum privacy for all occupants.

The beautiful guest cloakroom is centrally situated in the apartment.

The stunning kitchen has [Smallbone award-winning walnut and silver units](#) set against a white tiled floor. Next to the large window a wall mirror reflects sunlight and makes it a very bright, workable and welcoming kitchen with ample storage .

The beautiful lounge-dining area is very spacious and yet cosy and welcoming at the same time .The neutrally stained hardwood floors throughout the apartment are in excellent condition and require no unusual maintenance.

The apartment has an exceptional amount of storage , including wardrobes and cupboards, as well as many high cupboards for lesser used items .The utility area cupboards, situated opposite the kitchen include space for an ironing board, cleaning apparatus and products as well as a second fridge freezer.

This apartment was very thoughtfully renovated with convenience at the forefront of its design.

The apartment has a lovely energy.

Detailed Description – 4 of 5

Further Information

- The leasehold is over 165 years.
- The block benefits from a communal lift and the common parts are well maintained.
- Imposing Victorian mansion block
- The apartment provides flexible family sized accommodation, with a lateral arrangement
- It has been recently updated to a high standard throughout
- Good floor to ceiling heights of approximately 340 cm throughout
- Well positioned for access to extensive local amenities and popular restaurants such as Roka, The 22 London Hotel, The North Audley Canteen and The Ivy Asia.

Despite the easy access to restaurants and shops the apartment is very quiet with double glazing throughout. Several of the bay windows to the front elevation enjoy views towards Grosvenor Square.

The property also enjoys a pleasant aspect to the rear from the master dressing room and bedroom three, over a leafy private garden.

Internally, the apartment is arranged to provide a generous central hallway, a large double reception room, separate kitchen / breakfast room, a large master bedroom suite consisting of a private lounge, separate bedroom, ensuite dressing room and an ensuite bathroom.

There are a further two generously sized bedrooms (both with en-suite shower rooms) and a separate guest cloakroom. All bathrooms, including the guest cloakroom, are fitted with Japanese Toto toilets.

Detailed Description – 5 of 5

There is access to a fire escape at the rear of the property and before that, a metal platform.

Further location information.

Mount Street, which is located approximately 0.2 miles to the south of the property, and which has also been subject to extensive public realm improvements by Westminster City Council and The Grosvenor Estate in recent years, is now a renowned Mayfair destination for haute couture retail, hosting a number of high profile fashion houses, restaurants and galleries.

The more extensive leisure and retail amenities of London's West End are also more immediately available, including all major High Street chains along Oxford Street, accessible within 160 yards to the north, as well as the upmarket fashion boutiques of Bond Street circa 550 yards to the east.

Bond Street London Underground station (Central and Jubilee Lines, Zone 1) and Marble Arch London Underground station (Central Line, Zone 1) are within approximately 0.3 miles to the north east and north west respectively. Victoria mainline rail terminal is situated approximately 1.3 miles to the south of the subject property providing rail services to the South Coast, whilst Marylebone, Piccadilly and Waterloo rail terminals are all within a distance of two miles.

The A40 dual carriageway is accessible within a mile to the north providing direct access to the M40 and M25 Motorways. Alternatively, the A4 is approximately 0.7 miles to the south west and provides an alternative route to the M25 Motorway and the M4. There are a wide variety of bus services available along surrounding roads to neighbouring central London areas.

FOR INQUIRIES

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