



MAYFAIR  
HOUSE

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LONDON W1



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A LANDMARK DEVELOPMENT OF  
SUPER PRIME RESIDENCES TO LET

## THE RESIDENCES

### New exclusive residences at Mayfair House

This exclusive collection of four new residences at Mayfair House combine optimal space, bespoke design and outstanding quality materials to create residences of incomparable luxury and comfort on a scale unprecedented in this most exclusive part of London.



## HISTORY AND CHANGE

Mayfair House and the land on which it is built has a long and illustrious history.

In 1700, the area had little but fields dotted by the odd cluster of small, narrow houses and taverns. By 1800 a transformation had occurred and fashionable clientele were attracted to the splendid Georgian avenues, parks and squares of Mayfair. In Carlos Place, previously Charles Place, a potter called Josiah Wedgwood opened his showroom.

The Mayfair Village, including Carlos Place, was largely developed and owned by the noble Grosvenor family. The one rarity is Mayfair House, whose Freehold remains to this day in private hands, alongside the Grosvenor Estate. From 1885, finishing in 1895, the family commissioned the architect James Front Smith to design the red brick and terracotta Queen Anne revival style houses that define the area's architecture today. By the Victorian era, Carlos Place was given curving corners into Mount Street.

It was also at this time that the Coburg Hotel (renamed The Connaught Hotel in 1917, after Queen Victoria's son) was rebuilt. In 1920-21 Mayfair House was built by the Holloway Brothers to the designs of Edmund Wimperis and William Begg Simpson.

Mayfair was the place to be seen for bohemians and aristocrats. Evelyn Waugh and John Betjeman were part of the scene, as were Coco Chanel and the Duke of Westminster Hugh Grosvenor's lover, who opened a boutique on Davies Street.

Today, the area has become a destination in its own right. Now set for a new future, Mayfair House takes its place as a collection of private residences of distinction in this prime area of Central London.



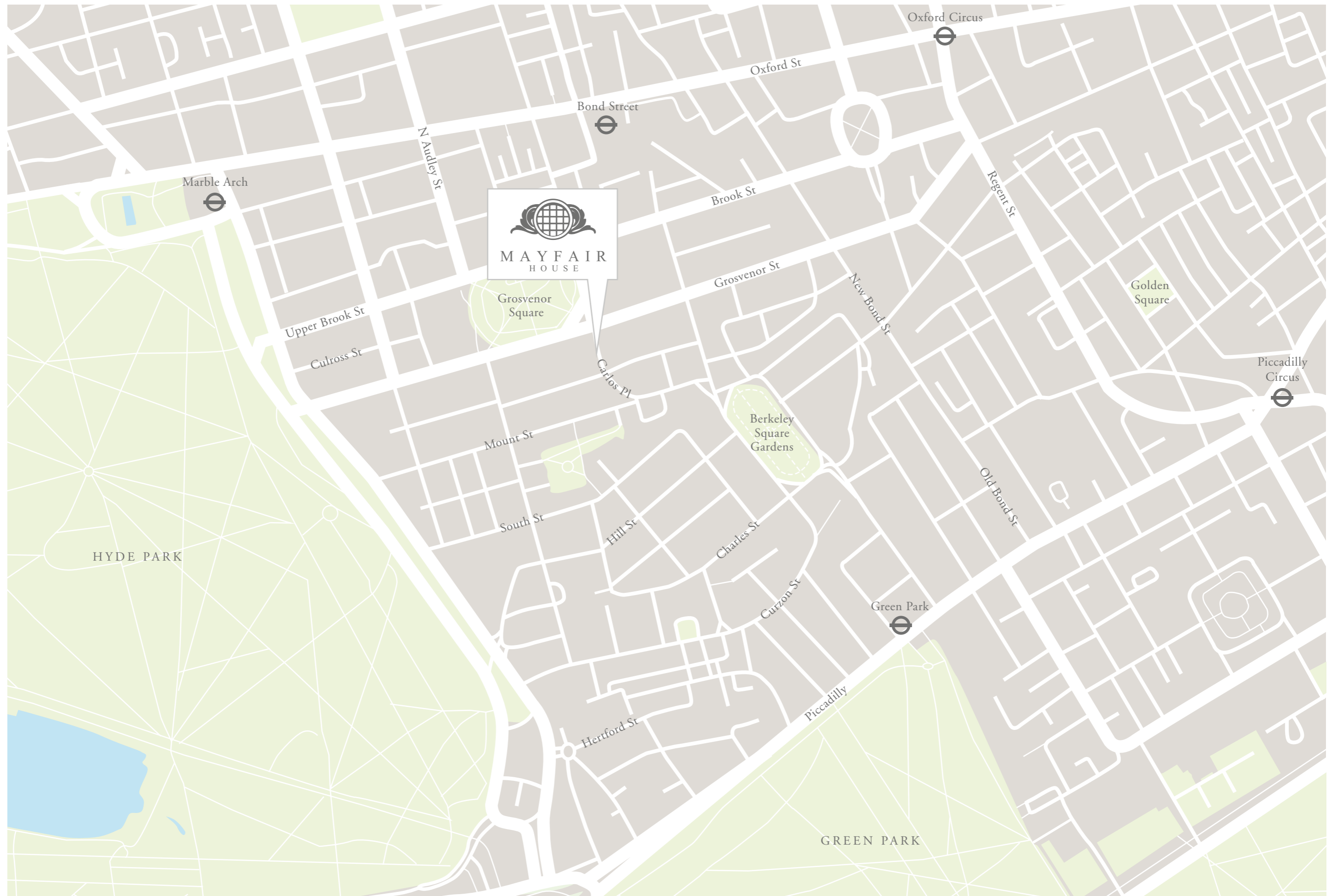
Clockwise: Mayfair House in 1976, The Connaught Hotel in 1935, Allen the Butcher in early 1900's

## THE MOUNT STREET ENCLAVE

The Mount Street Enclave refers to the area encompassing Mount Street and Carlos Place. It was, until a decade ago, home mainly to art and antiques dealers.

In 2006 Marc Jacobs opened his first store on Mount Street, and this unlocked the floodgates to global designers seeking to capitalize on the area's blossoming cachet. It is seen as a complementary address to Bond Street, and also an exclusive residential address for discreet money, whether old or new. Today, the Mount Street Enclave is considered the beating heart of Central London, with Mayfair House set to lead a new chapter in the area's rich history.



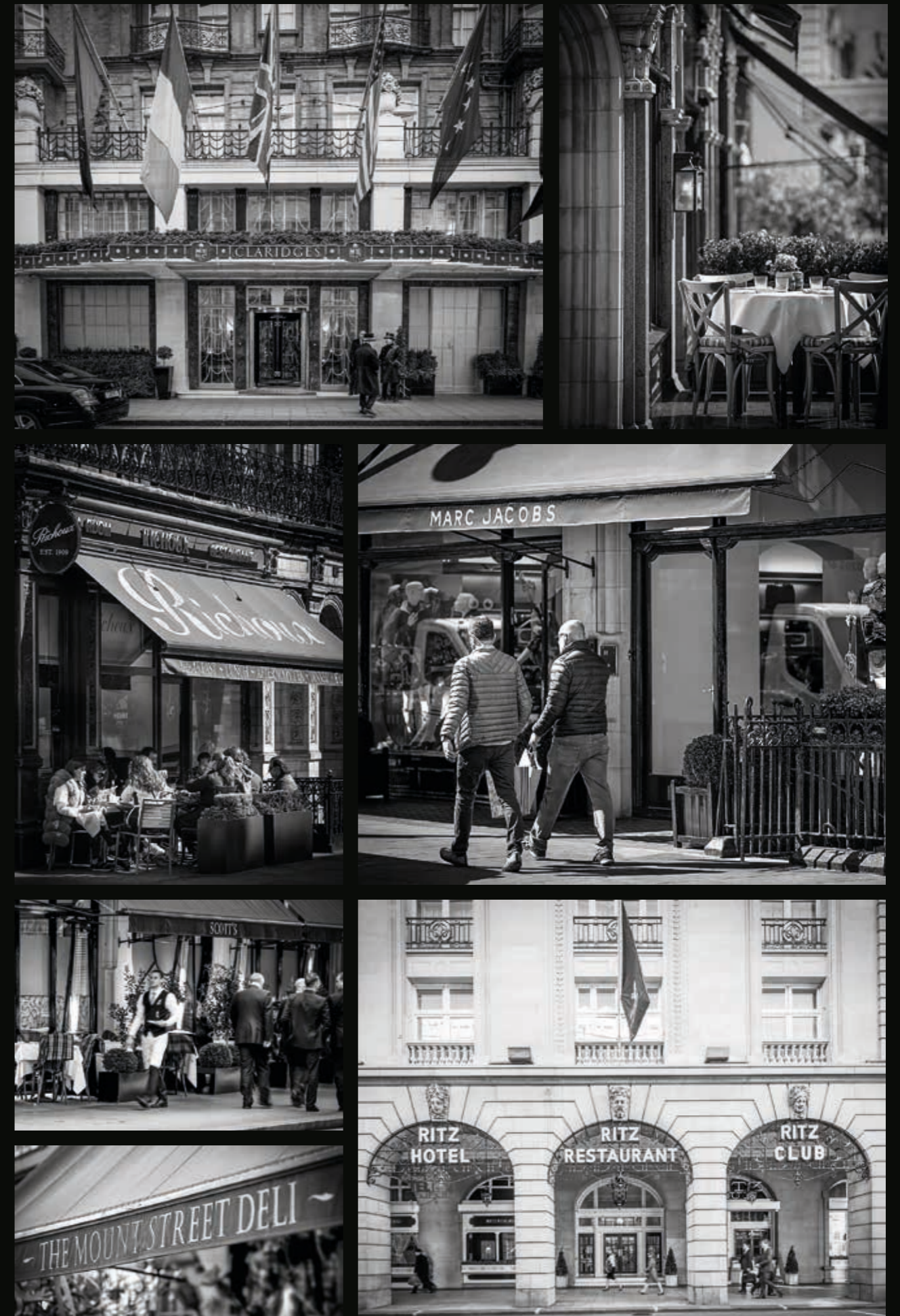




## SHOPS OF THE MOUNT STREET ENCLAVE

The Mount Street Enclave, with its Haute Couture boutiques, famous restaurants and art galleries, makes for an address of enviable exclusivity.

- Porsche Mayfair
- Mount Street Printers
- Nicholas Kirkwood
- Christopher Kane
- Roksanda Ilinic
- Jenny Packham
- Kering
- Jessica McCormack
- Roland Mouret
- The Connaught Hotel
- Balenciaga
- Christian Louboutin
- Paule Ka
- Scotts
- Marc Jacobs
- Sadie Coles
- Kallos Gallery
- Creed
- Hamiltons
- Frette
- Phillips
- Hedonism
- Sophia Webster
- Mortons Club
- JD Classics
- Kenneth Neame
- The Audley
- Marc by Marc Jacobs
- James Purdey & Sons Ltd
- Harry's Bar
- Bremont
- George Club
- Inigo Philbrick
- Richard Mille
- Linda Farrow
- Stephen Webster
- Pringle
- Hayward
- Rubinacci
- Parmigiani
- The Mount Street Deli
- Wetherell
- Céline
- Jamavar
- Gagosian
- 34
- Chalayan
- George Jensen
- JM Davidson
- Simone Rocha
- Sautter of Mayfair
- Gianvito Rossi
- Delfina Delettrez
- Moynat
- Goyard
- Gina
- Carolina Herrera
- Knight Frank
- Delfino
- Fino's Wine Bar
- Loewe
- Carter Jonas
- Lanvin
- Oscar de la Renta
- Timothy Taylor
- Dean & DeLuca
- Stefano Ricci
- Valextra
- Alfred Dunhill
- Nicky Clarke
- Jo Hansford
- Marni
- Balmain
- Vivienne Westwood Couture





RESIDENCES ONE,  
TWO AND THREE

Residences one, two and three are arranged over the first, second and third floors respectively.

Photographs are Representative of Residences One, Two and Three















## RESIDENCE ONE | FIRST FLOOR

### ACCOMMODATION

- Entrance Hall with Coats Wardrobe and Guest Cloakroom.
- Master Suite with Lobby, Bedroom, Dressing Room and Bathroom.
- Corridor 1 (Colonnade).
- Dining Room.
- Reception Room.
- Kitchen with Island Seating.
- Corridor 2.
- Bedroom 2 Suite with Lobby, Bedroom and Bathroom.
- Bedroom 3 Suite with Bedroom and Bathroom.
- Media Suite with Media Room and Bathroom (or Bedroom Suite 4).

First Floor Approximate Gross Internal Area - 259.13 sq m / 2,789 sq ft  
(Measurements include restricted height under 1.5m and lift)



## SECOND FLOOR | RESIDENCE TWO

### ACCOMMODATION

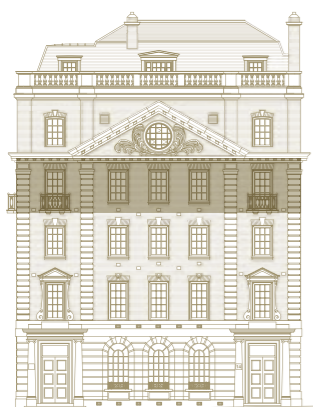
- Entrance Hall with Coats Wardrobe and Guest Cloakroom.
- Master Suite with Lobby, Bedroom, Dressing Room and Bathroom.
- Corridor 1 (Colonnade).
- Dining Room.
- Reception Room.
- Kitchen with Island Seating.
- Corridor 2.
- Bedroom 2 Suite with Lobby, Bedroom and Bathroom.
- Bedroom 3 Suite with Bedroom and Bathroom.
- Media Suite with Media Room and Bathroom (or Bedroom Suite 4).

Second Floor Approximate Gross Internal Area - 261.53 sq m / 2,815 sq ft  
(Measurements include restricted height under 1.5m and lift)





## RESIDENCE THREE | THIRD FLOOR



### ACCOMMODATION

- Entrance Hall with Coats Wardrobe and Guest Cloakroom.
- Master Suite with Lobby, Bedroom, Dressing Room and Bathroom.
- Corridor 1 (Colonnade).
- Dining Room.
- Reception Room.
- Kitchen with Island Seating.
- Corridor 2.
- Bedroom 2 Suite with Lobby, Bedroom and Bathroom.
- Bedroom 3 Suite with Bedroom and Bathroom.
- Media Suite with Media Room and Bathroom (or Bedroom Suite 4).

Third Floor Approximate Gross Internal Area - 263.93 sq m / 2,841 sq ft  
 (Measurements include restricted height under 1.5m and lift)

## SPECIFICATIONS AND FEATURES

### RESIDENCES ONE, TWO AND THREE

#### GENERALLY

- High ceilings throughout, reaching 3.2 and 3.5 metres (dependent on the suite).
- Coffered ceilings in all principal rooms.
- Polished and stained dark oak parquet and wide boarded flooring in all principal rooms.
- Tall panelled doors ranging in height between 2.5 to 2.8 metres all in solid oak, polished and dressed with stylish door furniture in polished chrome of the highest quality.
- Large and numerous windows affording wonderful light throughout and from the principal rooms, with impressive views of the Mayfair locality and the Mount Street Enclave.
- Elegantly proportioned and profiled architraving and skirting.
- Audio visual facilities in all principal rooms, including the bathrooms.
- Separate services access from Adams Mews via a dedicated Lift and Staircase.

**The Entrance Halls** are of impressive size, with inlaid polished marble floors of Calacatta Vagli, and a full height decorative contemporary wall design in an oak filigree pattern backed with antiqued mirror, which also incorporates hidden doors for the Coats Wardrobe and Guest Cloakroom.

**The Guest Cloakrooms** are richly designed spaces lined in contemporary oak lower panels, with fabric wrapped upper panels adding a touch of softness and comfort, polished stainless steel details, mirrors and integral LED lighting. The floor and vanity top are in polished marble. Polished chrome and crystal basin faucets by THG.

**The Reception Rooms** are very large open planned spaces which allow for numerous sitting areas, and feature a colonnade for the display of large artwork. There are polished oak cabinets with mirrored interiors framing a polished marble fireplace in the sitting area. In the dining area there are also matching oak cabinets, which have backlit onyx panels with fine polished stainless steel detailing and integral LED lighting. Between these cabinets are two very tall sliding doors in dark stained and polished oak, with an exquisite inlaid diamond pattern of polished stainless steel, which silently slide away to reveal the Kitchen. There are full height window recesses with mirrored reveals, these are beautifully dressed with curtains and blinds of exquisite fabric.

**The Kitchens** have been planned with extensive worktop areas, including sizeable island units with seating, and are well appointed with numerous highly polished cabinets, state-of-the-art Gaggenau appliances including main ovens, combi-microwave ovens, induction hobs, dishwashers, warming drawers, fully automatic espresso machines, wine storage and generously proportioned fridges and freezers. The floors, worktops and splashbacks have all been clad in polished granite slabs, which not only are visually attractive but also offer ease of maintenance and cleanliness. Feature lighting to the ceilings and island units adds to the practicality and ease of use of these spaces and further, to their high degree of comfort.

**The Utility Rooms** include a laundry with Miele appliances and staff facilities, and provide access to the service lift and staircase.

**The Master Suites** have large proportioned Bedrooms with extensive and fully fitted wardrobes with panelled doors of a 'quilted' design, incorporating polished chrome detailing. There is a separate Dressing Room lined in polished, dark stained oak with mirrored doors, providing additional wardrobe facilities. There is a spacious Bathroom, fully lined in polished St Moritz marble panels up to a dado level with Vietnamese white polished marble panels at the higher level, polished oak and marble vanity units, mirrored medicine cabinets, a marble clad bath, separate enclosed shower and steam enclosure with powerful controls, two large towel warmers and a separate WC Room. All faucets, shower and bath controls are in polished chrome and are of the very best quality by THG.

**Private Corridor** This area leads to Bedroom Suites 2 & 3, and to the Media Room.

**Bedroom Suite 2** has a Lobby leading to the Bedroom, which has an extensive fully fitted, polished and stained oak wardrobe. The Bathroom is fully lined in brown Armani polished marble and features a marble clad bath and shower with glass screen, a marble and oak vanity unit, and a mirrored medicine cabinet. There is a large towel warmer, and the basin faucet, bath and shower controls are all in polished chrome of the best quality by THG.

**Bedroom Suite 3** has an extensive fully fitted wardrobe in dark stained and polished oak and mirror panelled doors. The Bathroom is fully lined in light Emperador polished marble, has a vanity unit in matching marble and oak, and a separate shower enclosure and large towel warmer. All faucets and shower controls are in polished chrome of the best quality by THG.

**Media Room** (or Bedroom Suite 4) is a sumptuous room with fabric clad walls, large comfortable seating, a projector screen, audio facility, polished oak and glass bar unit and storage.

**Media Room En-Suite** (or Bathroom 4) is another Bathroom fully lined in Bianco Calacatta Oro polished marble, with vanity area, separate shower enclosure and large towel warmer.

## THE PENTHOUSE

The Penthouse Suite is appointed over two floors, the fourth and fifth, with a private rooftop garden above.

This Penthouse Suite is extensive in size and is very contemporary in design and detail, yet still provides a stylish and extremely comfortable range of rooms and facilities.









The Staircase, predominantly composed of glass with polished stainless steel elements, is a visual delight and gives access to the internal balcony at Garden level.

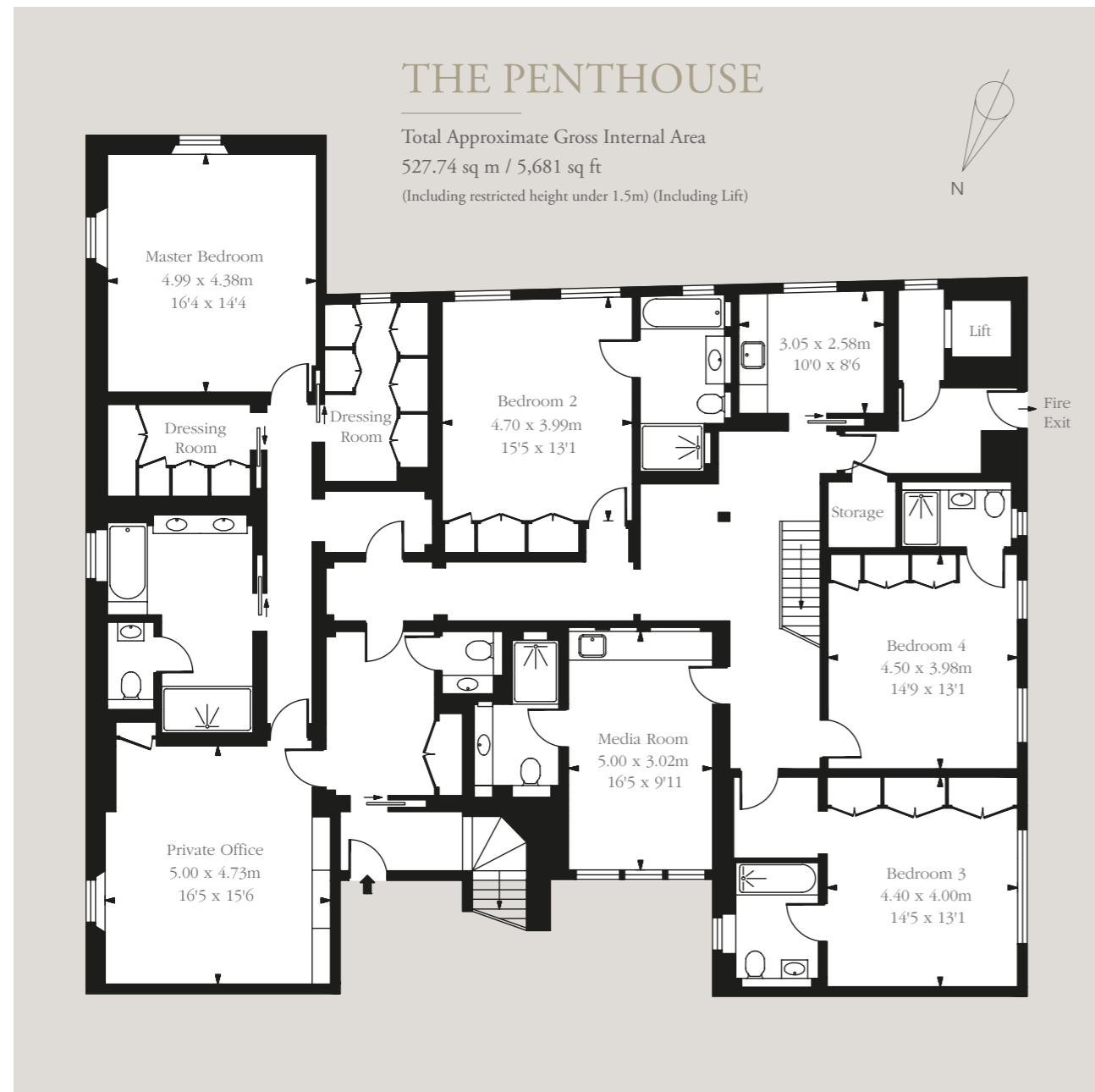












## THE PENTHOUSE

Total Approximate Gross Internal Area  
527.74 sq m / 5,681 sq ft  
(Including restricted height under 1.5m) (Including Lift)

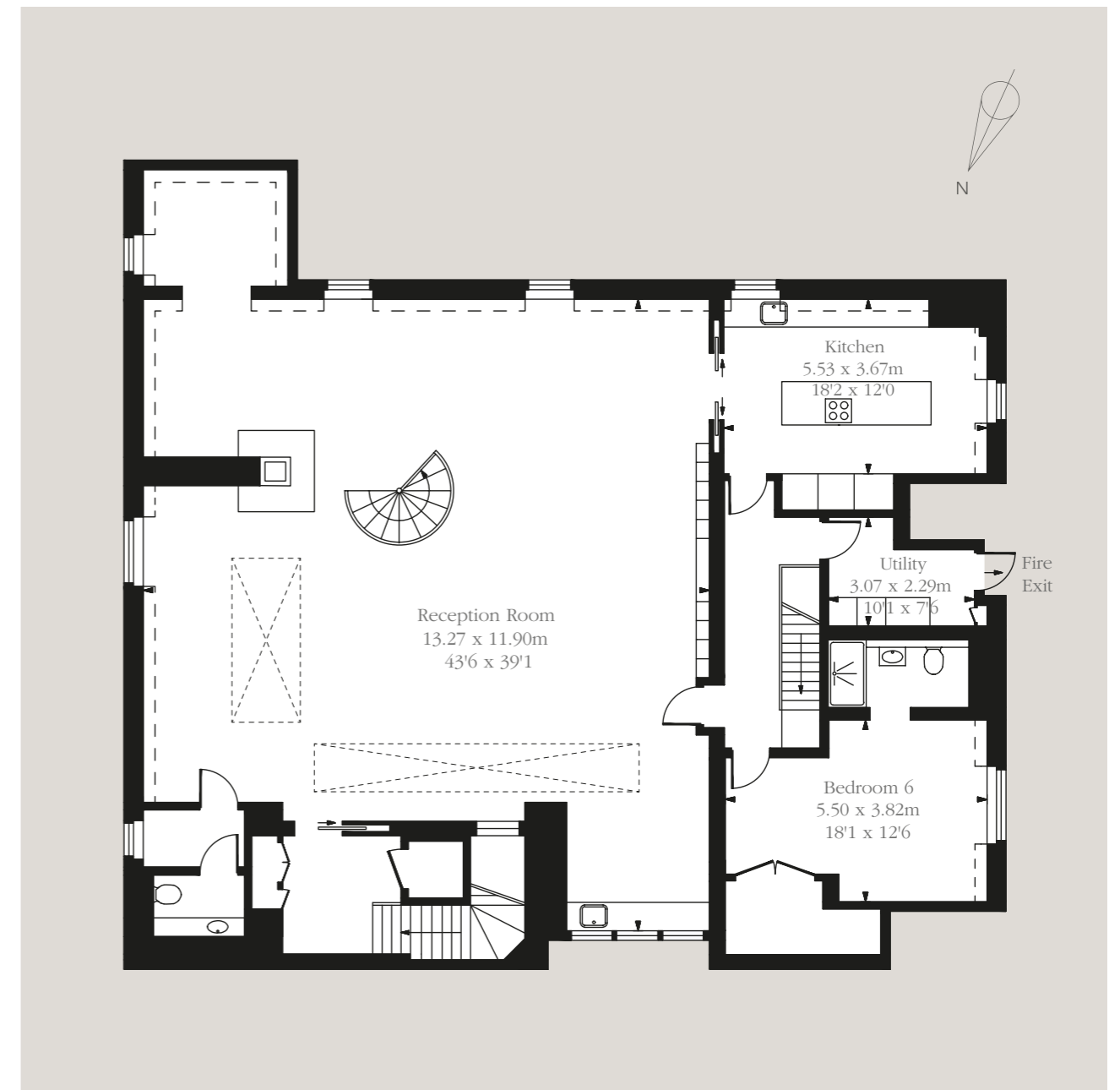
## THE PENTHOUSE | FOURTH FLOOR



### ACCOMMODATION

- Entrance Lobby with Lift and Stairs.
- Entrance Hall with Coats Wardrobe and Guest Cloakroom.
- Private Office.
- Master Bedroom Suite with Lobby, Bedroom, Dressing Rooms and Master Bathroom.
- Bedroom 2 Suite with Bedroom and Bathroom.
- Bedroom 3 Suite with Lobby, Bedroom and Bathroom.
- Bedroom 4 Suite with Bedroom and Bathroom.
- Media Suite with Media Room and Bathroom (or Bedroom Suite 5).

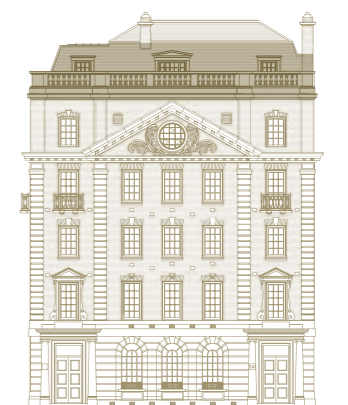
Fourth Floor Approximate Gross Internal Area - 269.69 sq m / 2,903 sq ft  
(Measurements include restricted height under 1.5m and lift)



## FIFTH FLOOR | THE PENTHOUSE

- ### ACCOMMODATION
- Lift/Stair Lobby with Coats Wardrobe.
  - Reception Areas with Sitting Areas, Dining Area and Bar.
  - External Balcony.
  - Guest Cloakroom.
  - Stairs leading to Mezzanine and Rooftop Garden.
  - Kitchen with Island Seating.
  - Entertainment Suite (or Bedroom 6 Suite).

Fifth Floor Approximate Gross Internal Area - 244.62 sq m / 2,633 sq ft  
(Measurements include restricted height under 1.5m and lift)





## THE PENTHOUSE | SIXTH FLOOR



### ACCOMMODATION

Internal Mezzanine Balcony.

Roof Garden with Fireplace and Rooftop Viewing Level.

Sixth Floor Approximate Gross Internal Area - 13.43 sq m / 145 sq ft  
(Measurements include restricted height under 1.5m and lift)



## THE PENTHOUSE SPECIFICATIONS AND FEATURES

### FOURTH FLOOR

#### The Fourth Floor comprises:

Four Bedroom Suites, a Media Room, Private Kitchen, Corridor, internal staircase (linking the Fourth & Fifth Floors) and service area with access.

#### GENERALLY

- Very high ceiling heights reaching 3.0 metres.
- All principal rooms have large windows and views over Mayfair.
- Most doors are 2.7 metres high and are in dark stained and polished oak with stylish, high quality polished chrome door furniture.
- All principal rooms have stained and polished wide oak boarded flooring.
- All principal rooms have coffered ceilings.

**A Private Entrance Door** leads to the lift area and to the stairs (which now continue up to the Fifth Floor, but only as a private staircase, clad in polished Porcini Emperador marble). This area also leads into a spacious Hallway with an inlaid polished marble floor of Calacatta Vagli marble. There is a full height mirrored feature wall incorporating hidden doors for the Coats Wardrobe and Guest Cloakroom.

**Guest Cloakroom** The floor and lower walls are lined in polished marble, the upper panels have polished stainless steel framed fine woven stainless mesh panels behind glass, a matching marble vanity unit, high quality polished chrome faucets by THG and hidden LED lighting.

**Private Office** (or Second Master Bedroom) Leading off from the Hall, this room is lined with fabric clad walls and polished oak and tinted glass cabinetry. The Office is linked to the Master Bedroom suite by a Private Doorway and Corridor.

**Master Suite** This comprises a Private Hall, Corridor, Master Bedroom, Dressing Rooms 1 & 2 and a Master Bathroom.

**The Master Bedroom** has a spacious and light feel, with ample space for furniture, a king size bed, dressing table and sofa etc. There is a projector screen, as well as a TV audio facility provided.

**The Master Dressing Rooms** are fully lined in oak and glass cabinetry, equipped with extensive clothes hanging, drawers, shelving, full height mirrored walls, and integral LED lighting.

**The Master Bathroom** is fully lined in polished Bianco Statuario Venato marble, polished oak and matching marble double vanity unit, large medicine cabinet with mirrored doors, glass shelves and integral LED lighting. There is a separate shower and steam enclosure and separate WC room. The Mayfair House circular window is a distinctive and extremely attractive feature to this suite.

**A Spacious Private Corridor** links the Bedroom suites with each other, and with the additional private staircase, second Kitchen and Services area. It has a coffered ceiling with integral LED lighting.

**Bedroom Suites, 2, 3, & 4** provide large spacious Bedrooms incorporating fully fitted extensive wardrobe facilities in polished oak, clothes hanging, clothes and shoe drawers (all on soft closers), and adjustable shelving. Bathrooms 2, 3 & 4 are fully lined in various high quality polished marbles, such as Blue Savoy, Armani, and Strato Olympo. Bathroom 2 has a marble clad bath and separate shower enclosure. All Bathrooms have bath and shower facilities, marble and oak vanity units, mirrored medicine cabinets and towel warmers.

**Additional Private Staircase and Hall** Linking the Fourth and Fifth Floors, this striking staircase designed in oak and polished stainless steel with integral lighting, together with the well proportioned Hall, are impressive features and provide a central hub to this private area.

**The Private Kitchen** serving the Bedroom accommodation has a marble floor and worktop, comfortable banquet seating, polished oak cabinetry, top of the range appliances and integral LED lighting.

**Utility** with laundry facilities, top of the range Miele Appliances, Service Area and access to the Service Lift and External Services Staircase.

## THE PENTHOUSE SPECIFICATIONS AND FEATURES

### FIFTH FLOOR

This floor is reached directly via the general Lift and Private Staircases and accommodates the Reception Areas, Main Kitchen and Bedroom Suite Number 6, and provides access to the Rooftop Garden.

#### GENERALLY

- Large windows with views across the London skyline.
- Extensive skylights making this floor very bright and spacious.
- Fantastic ceiling heights of 2.5 metres, up to an incredible 5.0 metres under the skylights.
- Marble flooring to the whole of the Reception Areas and Kitchen.
- Extensive hidden lighting features.
- Large oak and glass doors.

**The Lift and Staircase** area are laid in polished Porcini Emperador marble, with a Coats Wardrobe with doors of glass faced intricate steel mesh panels and polished stainless steel trim. A huge sliding glass door opens into the Reception Areas.

**The Reception Area** is a vast open planned impressive space with a double height dimension, marble floor, extensive skylighting and a 'Suspended Rooftop Garden'. The skylights and curtain wall glazing surrounding the Rooftop Garden make this space extremely bright, whilst allowing views up into the Garden itself. There is also an internal Balcony overlooking, which adds to the three dimensional experience of this exciting space. There are also remote controlled blinds integrated within the architecture which enable all skylight and window areas to be closed off if desired.

At Fifth Floor level there is a more formal seating area to the front with an island fireplace with integral seating, and a more relaxed central seating area to the rear facing a long wall of polished dark oak and fine polished stainless steel detailing. This wall itself incorporates a large TV, audio focal point and second 'hole in the wall' fireplace.

**The Dining Area** is positioned under the double height space, with immediate access to the kitchen.

**The Kitchen** is revealed from the Dining and Reception Areas by sliding back two large doors. There is a large central island which allows for cooking by hob, and for dining in a more relaxed way. There are polished dark stained oak cabinets, an additional worktop area, and state-of-the-art Gaggenau appliances. All surfaces are clad in marble to match the floor.

**The Bar Area** is opposite the Dining Area and has a front island table (with seating), with a polished marble top and a dark polished oak base. There is a fully appointed back bar unit set behind some very tall sliding/folding doors of decorative design which, when opened, present a back bar with polished oak and glass cabinetry, a polished marble worktop, mirror backdrop, bar appliances and storage. There are also back illuminated oak slatted panels running full height either side. All of this combined creates a very impressive and enticing area in which to entertain.

**The Anteroom** is situated in the East/South corner of the building and has a raised marble floor, its own window, and is a space for quite repose from the main area. This more secluded spot is ideal for either reading or will simply provide privacy for a more business-like activity at this floor level.

**Glass Spiral Staircase & Dining Balcony** The Staircase, predominantly composed of glass with polished stainless steel elements, is a visual delight and gives access to the internal balcony at Garden level. The Garden is accessed from this balcony via large sliding glass doors, which when opened fully give the sensation of the whole of the Reception area being 'open to the outside'. The Balcony itself provides either for dining 'alfresco' or simply for sitting comfortably in a garden setting. There are also wonderful views across the London skyline to the Millennium Wheel and The Shard in the distance.

**Guest Cloakroom** This additional Cloakroom is of a very contemporary design of polished, dark stained oak and Arabescato marble finishes, articulated in an inverted pyramid shape all with integral lighting and mirrors, creating a superb three dimensional effect. There is a small antechamber to this room with a seat and full height mirror and storage behind.

### ROOF TOP GARDEN

**The Garden** is fully laid with white limestone and is enclosed with glass walls on three sides, which enable views down into the Fifth Floor Reception. There are planters on the North and South sides, containing trees with foliage at high level and smaller planting at low level. This lush and colourful appearance does not, however, block out any light for the Penthouse, but can be seen from inside at Fifth Floor level and is a very attractive aspect. There is a high level hedge above an oak slatted screen on the West side, facing the internal dining area on the balcony. There is ample seating, with side tables and a fireplace creating a completely un-overlooked exterior space of comfort and charm. This enclosed private garden also has feature lighting, which adds to the overall magical effect.

## SPECIFICATIONS AND FEATURES

### BUILDING DETAILS

The grand entrance porch of classical design and proportions is an impressive presence on this part of Carlos Place, situated as it is between Grosvenor Square and Mount Street. In the entrance to the building there are full height, elegantly framed steel and glass doors, which themselves allow entry (but with protection and security) to the tall Entrance Hall, which is also of classical appearance and has been lovingly restored to the original Wimperis & Simpson design of the 1920's. There are large Tuscan columns framing the staircase and the lift entrance door at the top of the stairs, which is of intricate bronze design, backed by mirror polished stainless steel. The floor and walls of the hall are dressed in white limestone, with restrained detailing presenting a dignified, calm and stylish interior. The large chandelier above, combined with the framed mirrors and artwork, will add a contemporary touch to what will be the first impressions of this building, those being sensations of luxury, privilege and exclusivity.

There is a porter's station discreetly positioned to the right behind the staircase.

The lift and main staircase (reaching all floors) are also laid in limestone and give direct access to all four residences. The lift itself is lined in polished and dark stained oak with inset mirrored panels, bronze trim and stainless steel fittings.





## THE TEAM

A highly creative and discerning team sharing the same goals and artistic vision.



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## ALL ENQUIRIES

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