



31 NORTH ROW
MAYFAIR, W1

PRIME LONG LEASEHOLD FOR SALE

SUMMARY

LOCATION

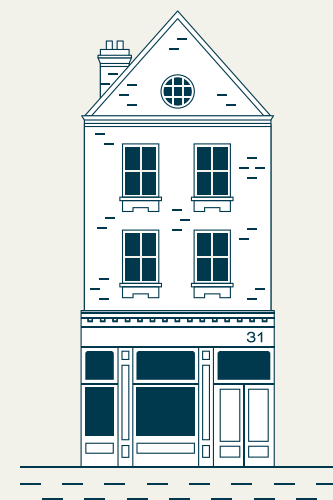
THE BUILDING

FLOORPLANS

TRANSPORT

TENURE

CONTACT



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SUMMARY

**Attractive E class,
mid-terrace period building
situated in the heart of
London's exclusive Mayfair.**

Close to Bond Street and Oxford Street

Suitable for owner occupation

Private roof terrace and high ceilings

Car parking space

2,394 sq.ft. (224.4 sq.m) GIA

1,804 sq ft (167.6 sq m) NIA

Full vacant possession

Long leasehold for sale

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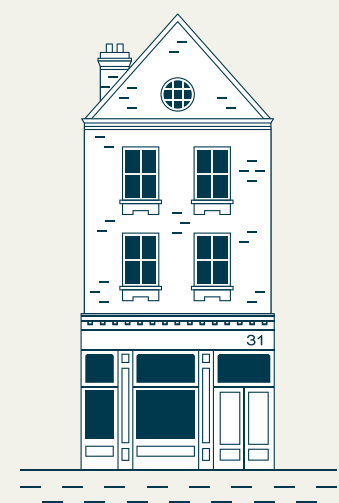
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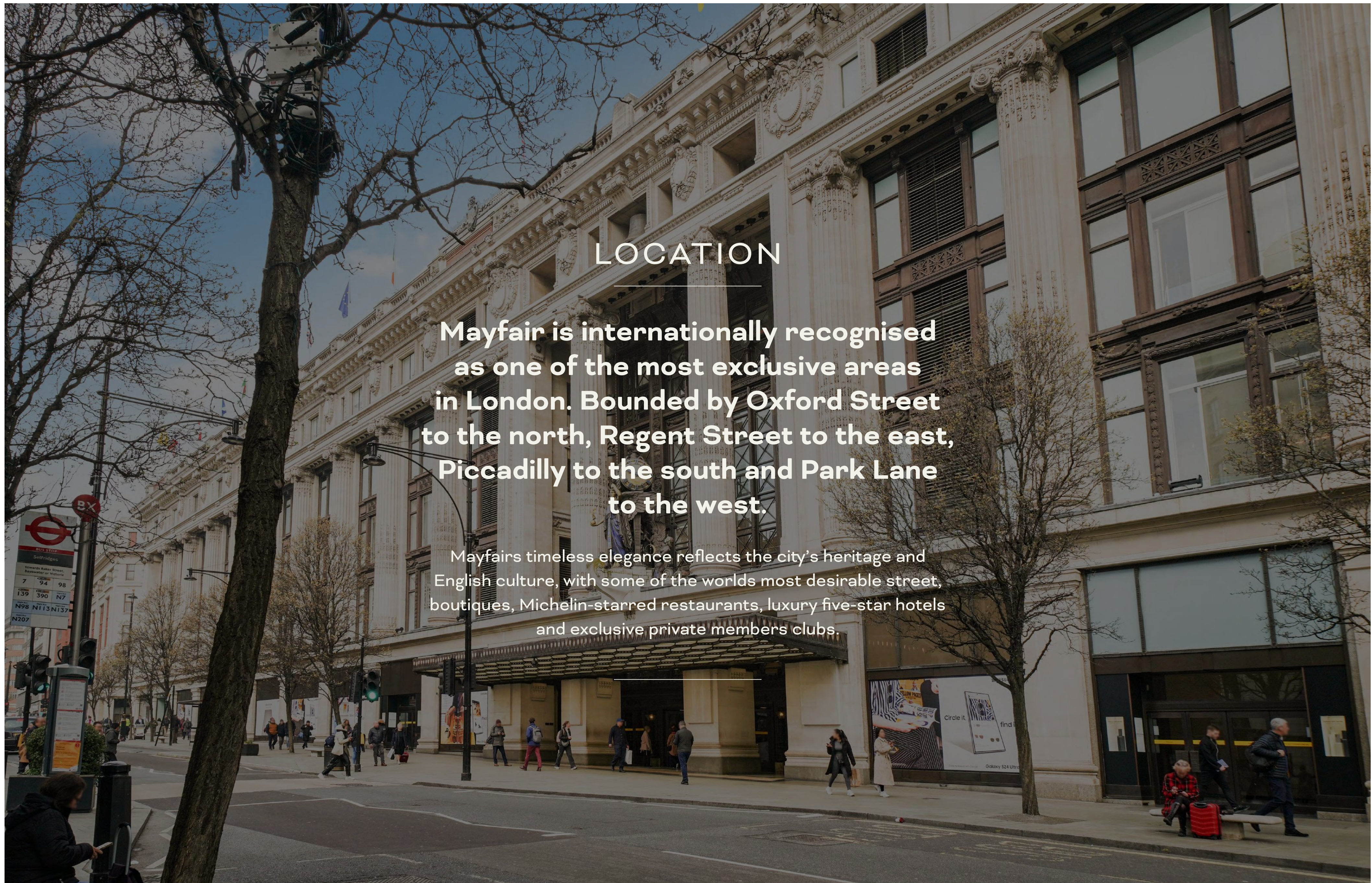


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LOCATION

Mayfair is internationally recognised as one of the most exclusive areas in London. Bounded by Oxford Street to the north, Regent Street to the east, Piccadilly to the south and Park Lane to the west.

Mayfair's timeless elegance reflects the city's heritage and English culture, with some of the world's most desirable street, boutiques, Michelin-starred restaurants, luxury five-star hotels and exclusive private members clubs.



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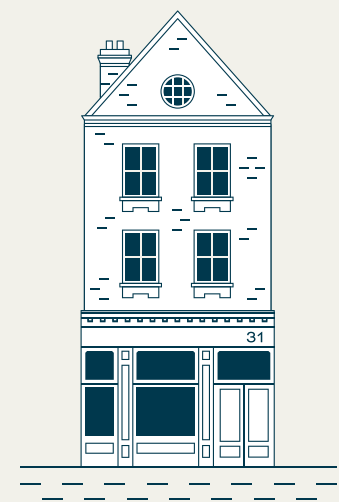
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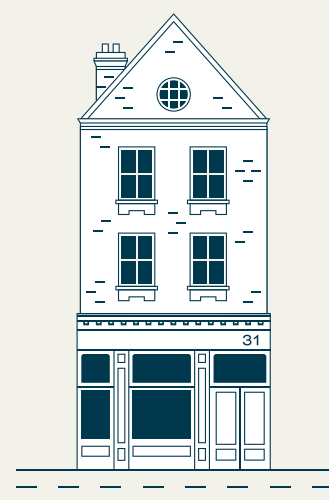
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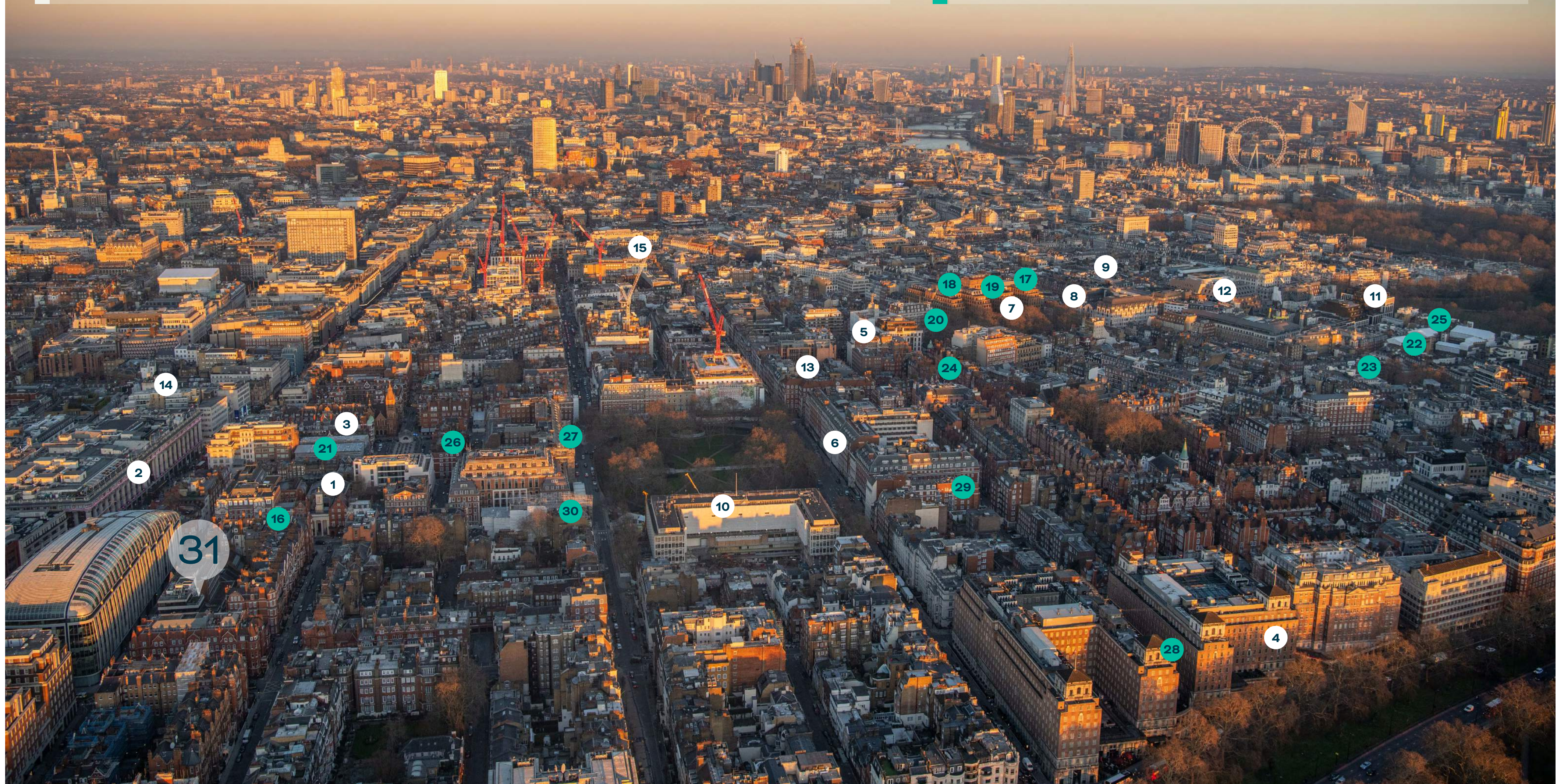
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HOTELS / CULTURE

- | | | |
|--------------------------------|-----------------------------------|----------------------------|
| 1. Mercato | 6. The Biltmore | 11. The Ritz |
| 2. Selfridges | 7. Annabel's Private Members Club | 12. Royal Academy of Arts |
| 3. The Beaumont Hotel | 8. The Lansdowne Club | 13. Claridge's |
| 4. JW Marriott Grosvenor House | 9. Browns Hotel | 14. St Christopher's Place |
| 5. The Connaught | 10. Chancery Rosewood Hotel | 15. Savile Row |

RESTAURANTS

- | | | |
|----------------------|-------------------|--------------------|
| 16. ROKA | 21. Ivy Asia | 26. NAC |
| 17. Sexy Fish | 22. Mimi Mel Fair | 27. Lucky Cat |
| 18. Hakkasan | 23. Soho House | 28. Corrigans |
| 19. Amazonica | 24. Scott's | 29. 34 Mayfair |
| 20. The Guinea Grill | 25. HIDE | 30. The Twenty Two |



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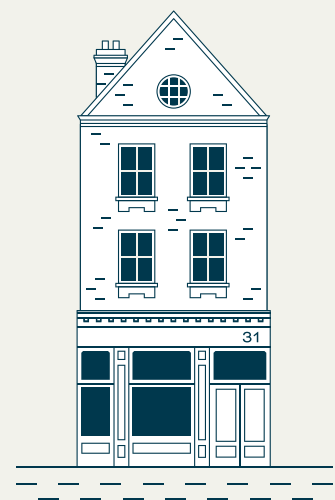
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The property occupies a prime position on North Row, on the south side of the street, situated in close proximity to the junction with North Audley Street to the east.

31 North Row is situated in close proximity to New Bond Street and runs parallel to Oxford Street, one of the world's busiest shopping streets and is home to the famous Selfridges department store. New Bond Street is one of the most renowned luxury shopping districts in the world, being the home to brands such as Louis Vuitton, Chanel, Dior, Hermès, and Burberry. The property is a short stroll to Grosvenor Square one of the world's most prestigious streets for apartments, hotels and offices.



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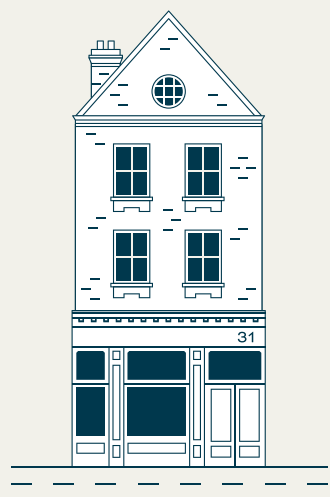
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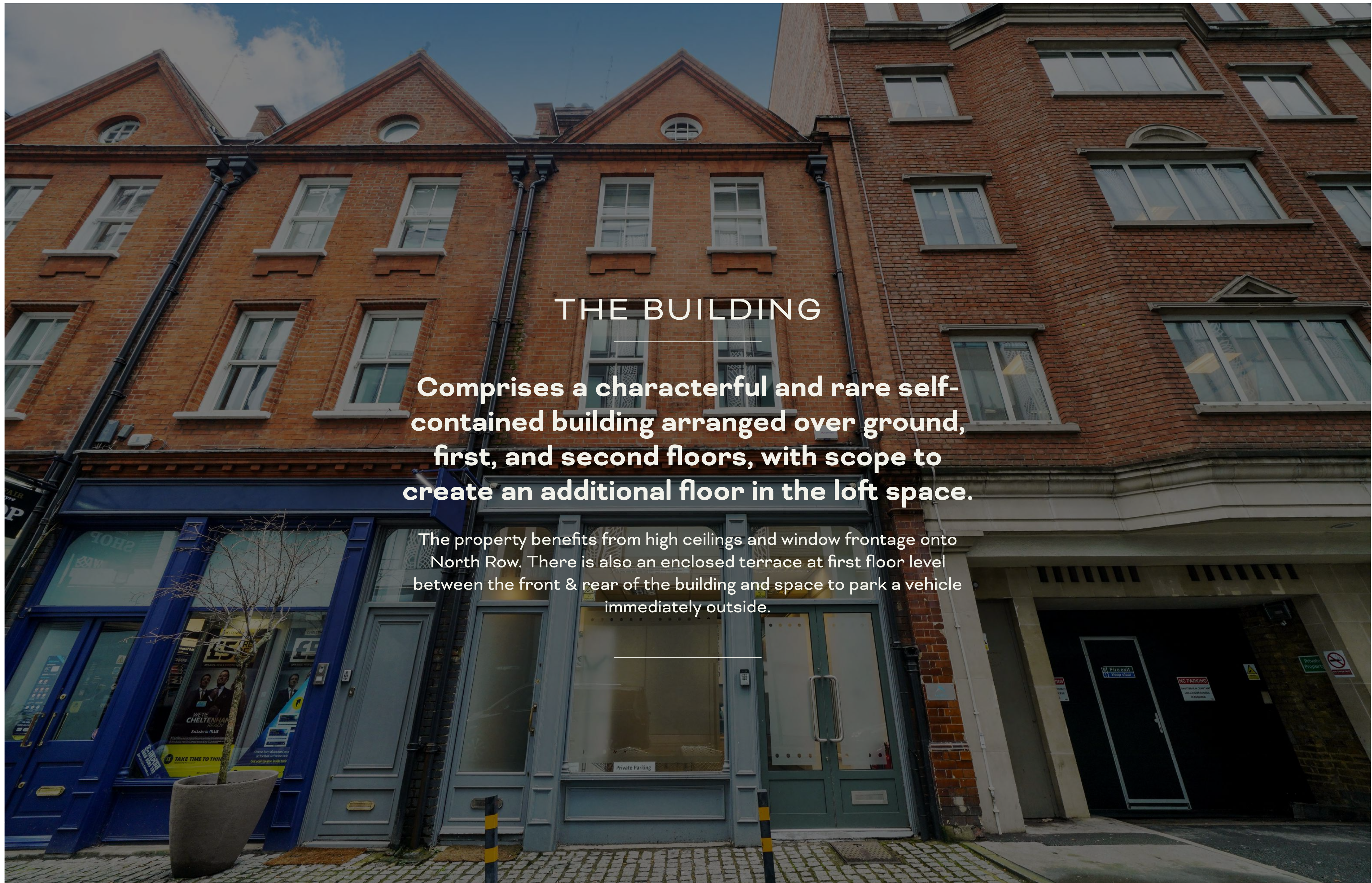
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THE BUILDING

Comprises a characterful and rare self-contained building arranged over ground, first, and second floors, with scope to create an additional floor in the loft space.

The property benefits from high ceilings and window frontage onto North Row. There is also an enclosed terrace at first floor level between the front & rear of the building and space to park a vehicle immediately outside.

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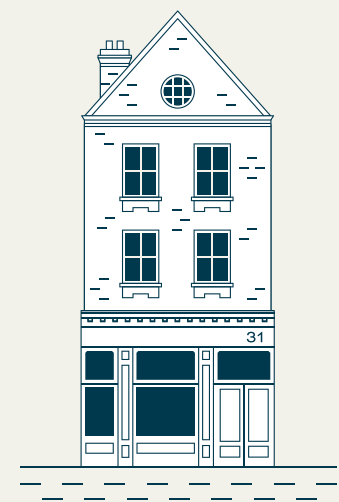
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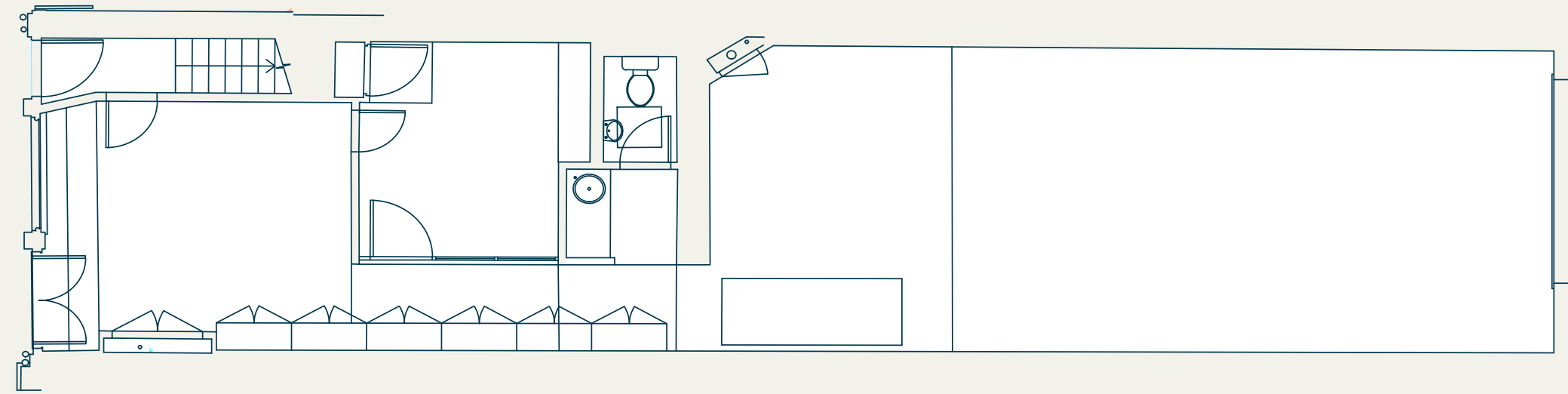
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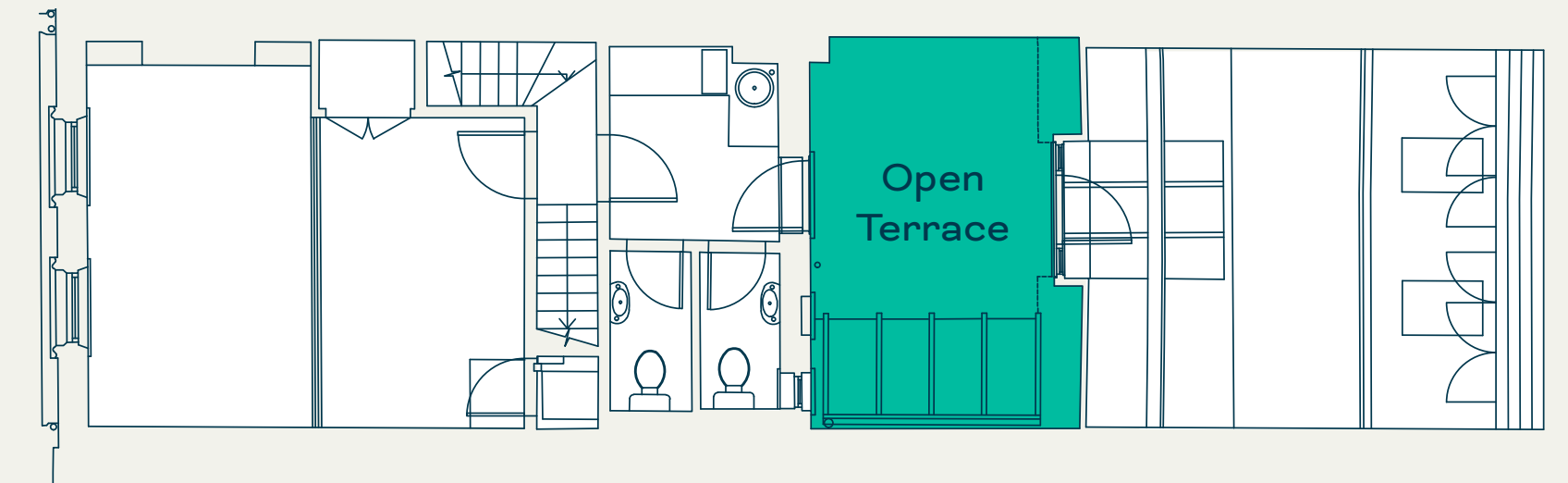
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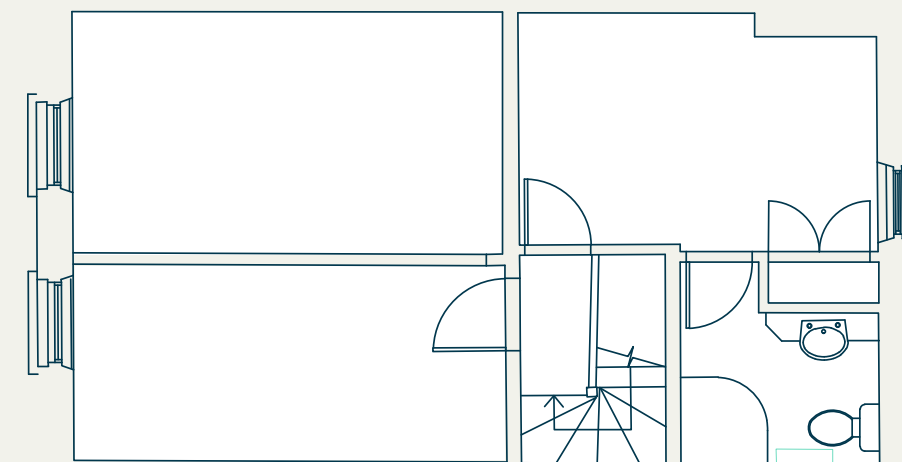
Ground Floor



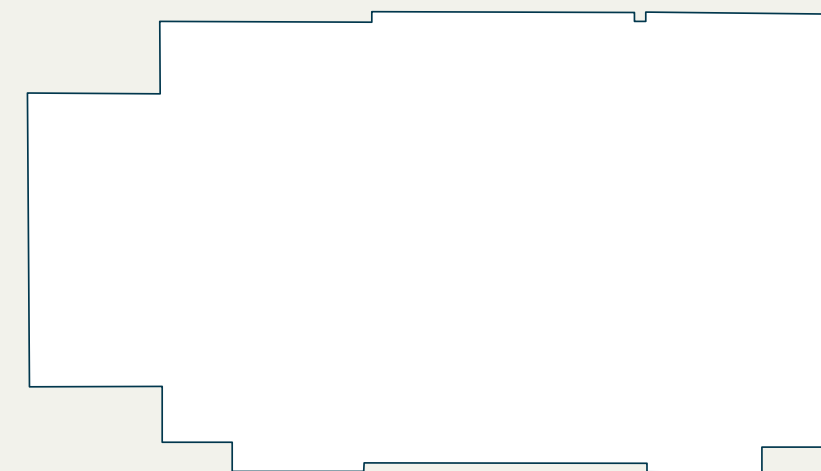
First Floor



Second Floor

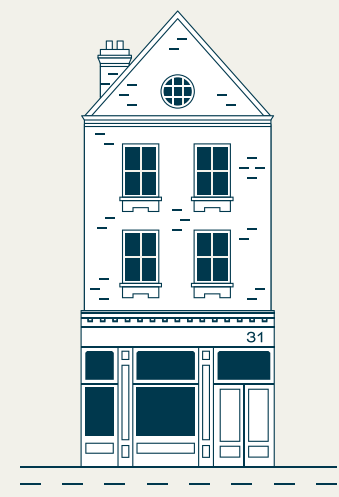


Third Floor (proposed)



FLOOR AREAS

Floor	Existing m2 / sq ft (GIA)	Net Internal area m2 / sq ft (NIA)	Proposed m2 / sq ft (GIA)
Ground	93.3 / 1,004	90 / 968	-
First	64.4 / 693	47 / 505	-
Second	39.3 / 423	31 / 331	-
Third	-	-	37.1 / 399
Terrace	5.4 / 273	-	-
Total (All floors)	222.4 / 2,394	168 / 1,804	259.5 / 2,792



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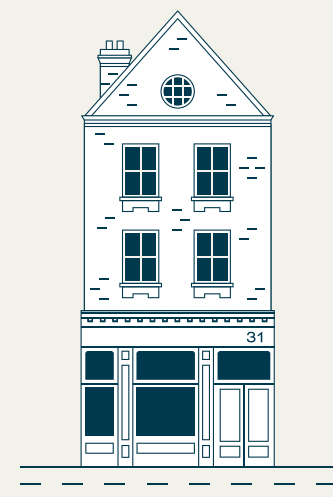
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TRANSPORT

The property benefits from a public transport accessibility level (ptal) of 6b, the highest possible rating with a number of underground, overground lines and bus routes all within the immediate vicinity.

Transport connectivity is excellent with both Bond Street (Jubilee, Central and Elizabeth lines) underground stations and Marble Arch (Central line) within a short walk of the property, providing easy access around London as well as to national rail services and international airports.

The opening of the Elizabeth line at Bond Street Station, with new ticket halls and access points at Hanover Square and Davies Street, has further enhanced connectivity.



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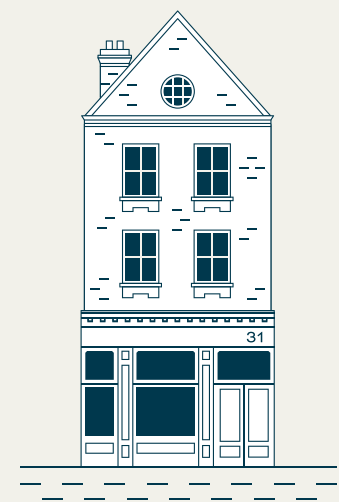
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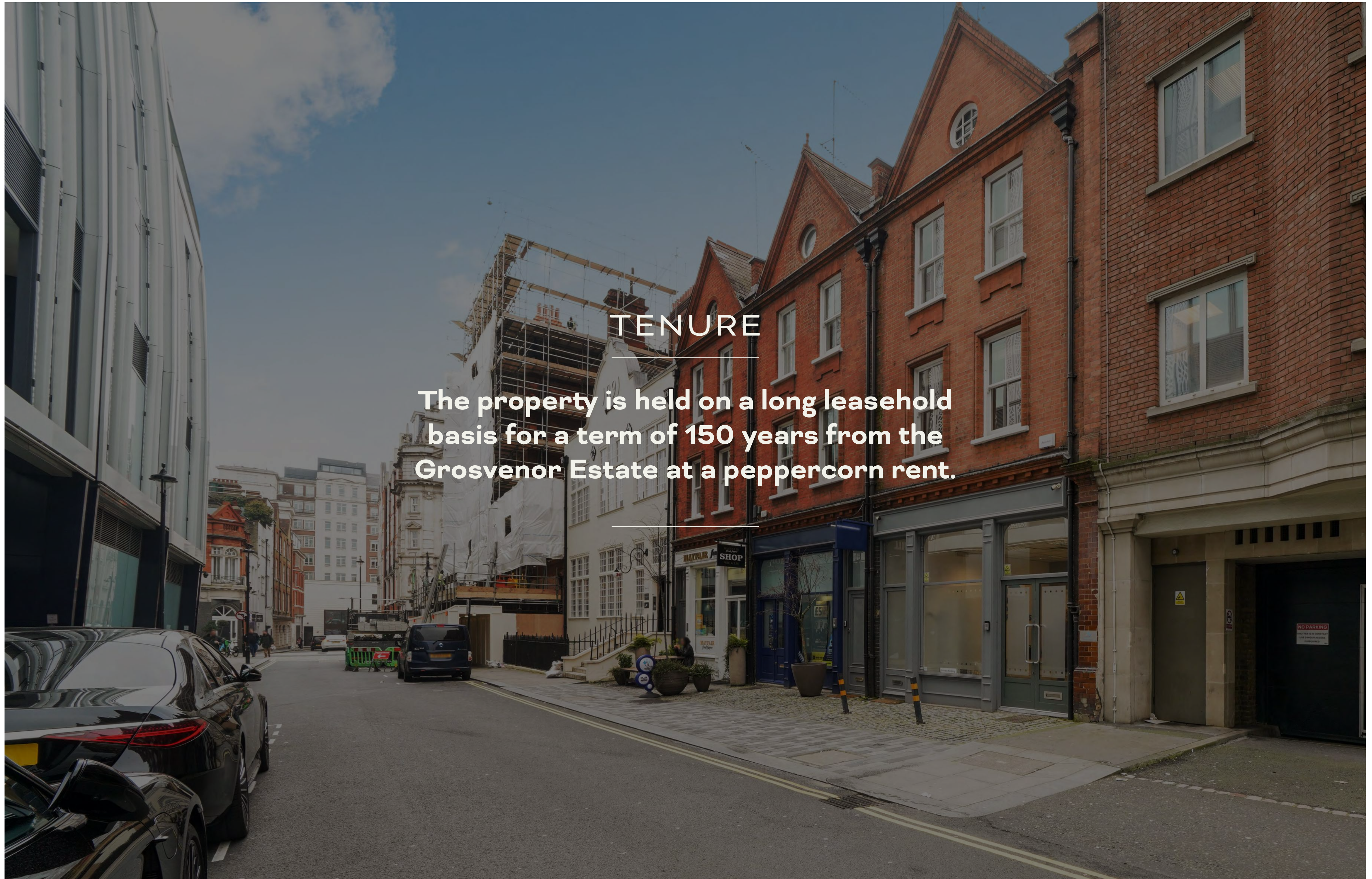
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The property is held on a long leasehold basis for a term of 150 years from the Grosvenor Estate at a peppercorn rent.



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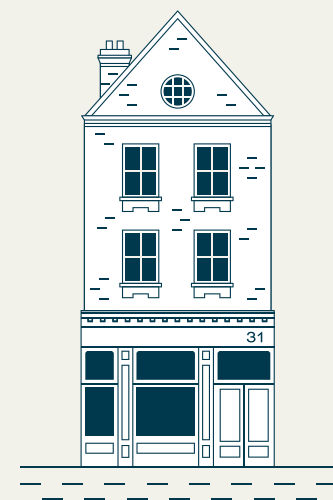
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CONTACT

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PLANNING: 31 North Row sits within the Mayfair Conservation Area. It is not listed.

VAT: The property is elected for VAT.

PRICE: Upon application.

EPC: Energy Performance Certificates are available upon request.

AML: In accordance with AML Regulations, the successful purchaser will be required to satisfy the Vendor on the source of funds for this acquisition.

MISREPRESENTATION ACT 1967.

These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct but their accuracy is in no way guaranteed. March 2024.