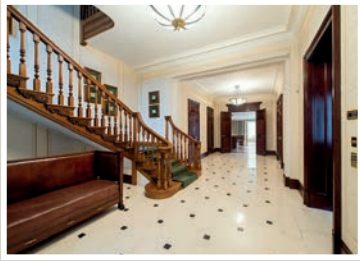




HILL STREET
MAYFAIR W1



HILL STREET MAYFAIR W1

Within this exclusive apartment block of two adjoining period buildings dating from 1760-70, lies an exceptional home of 5,250 square feet, occupying the ground and first floors and benefiting from three terraces and private off street parking.

With its own front door and featuring the original grand entrance hall from when the building was a house, the ground floor is ideal for entertaining on an impressive scale, providing four adjoining reception rooms, a terrace and a kitchen/breakfast room, whilst the sumptuous first floor drawing room features three pairs of French doors opening onto a balcony.

The first floor master bedroom has direct access to a private roof terrace in addition to a dressing room with generous wardrobe space and a recently refitted en suite bathroom. The two guest bedrooms also feature en suite bathrooms.

The quality throughout is exemplified by fine mahogany joinery, a Bulthaup kitchen, bathrooms with Lefroy Brooks fittings and silk and fabric lined walls – the technical specification includes air conditioning, a multi room audio system and CAT networked cabling.

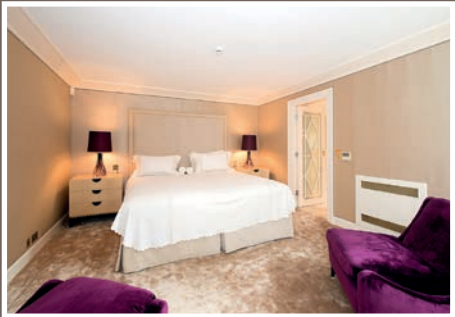


A MAGNIFICENT RESIDENCE OF GRAND PROPORTIONS, SITUATED ON A





PRESTIGIOUS RESIDENTIAL STREET MOMENTS FROM BERKELEY SQUARE



SITUATION

Located close to bustling Berkeley Square, Hill Street is a quiet residential street moments from the open spaces of the Mount Street Gardens and Grosvenor Square. The property is perfectly situated for the boutique shops, up-market restaurants and private members clubs of Mayfair, including Helene Darroze at The Connaught and Hakkasan on Bruton Street.

ACCOMMODATION & AMENITIES

- Master bedroom suite with dressing room, en suite bathroom and drawing room • Second bedroom with en suite bathroom
- Third bedroom • Utility room • Shower room • Guest WC • 4 reception rooms • Kitchen • 3 terraces • Private parking
- EPC rating C



TERMS

Guide price: £16,950,000

Tenure: Leasehold approximately 986 years remaining

Viewing: By appointment with Knight Frank Mayfair & St James's and Beauchamp Estates

JOINT SOLE AGENTS



Mayfair & St James's
020 7499 1012

KnightFrank.co.uk

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ESTATES**

020 7499 7722
www.beauchamp.co.uk
24 Curzon Street, London W1J 7TF

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