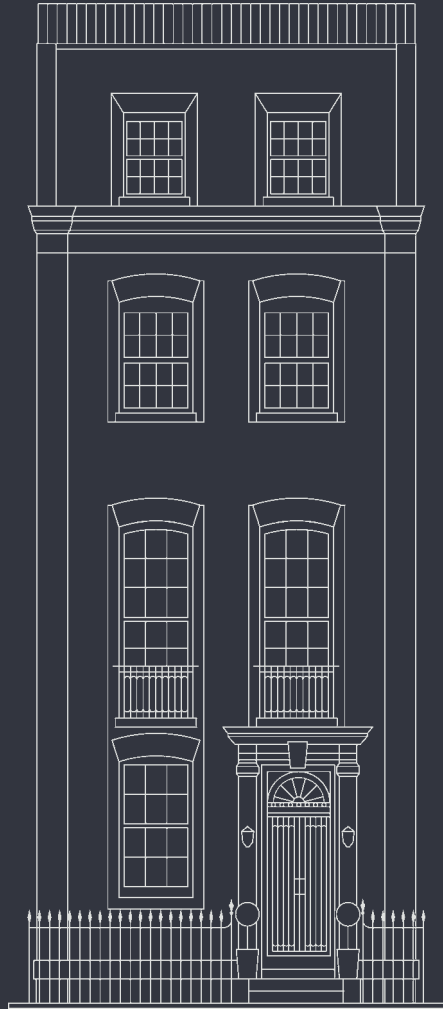

48 UPPER GROSVENOR STREET



MAYFAIR W1



48 UPPER GROSVENOR STREET

A RARE OPPORTUNITY TO ACQUIRE A RECENTLY MODERNISED GRADE II LISTED GEORGIAN TOWNHOUSE IN ONE OF LONDON'S MOST EXCLUSIVE ADDRESSES. STEEPED IN HISTORY, THIS IMPRESSIVE HOUSE HAS HELD RESIDENCE/HOST TO HIGH SOCIETY FOR OVER 200 YEARS.

This beautiful Georgian home has been recently refurbished and effortlessly oozes historic grandeur with thoughtful accommodation and technology, perfect for modern Mayfair living.

Upper Grosvenor Street runs between Grosvenor Square and Park Lane, within walking distance of Hyde Park and the renowned dining and retail offerings of Mount Street and the West End.





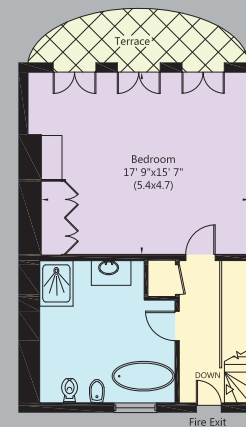
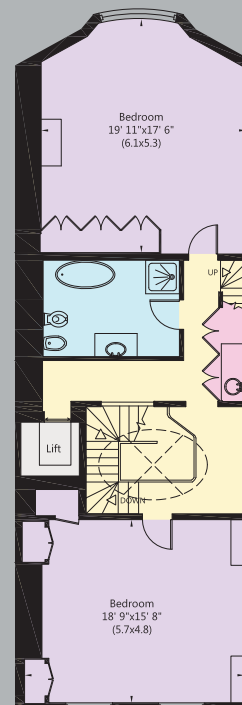
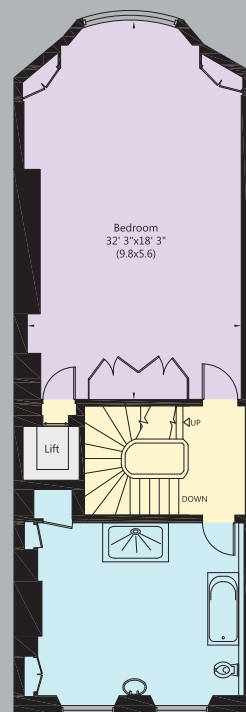
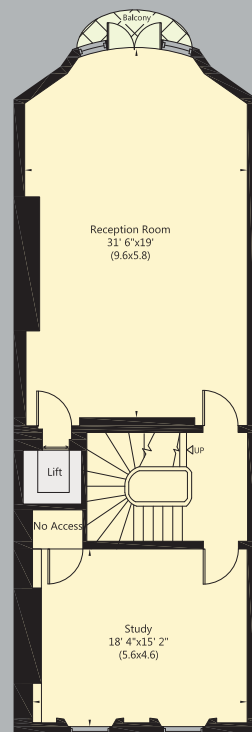
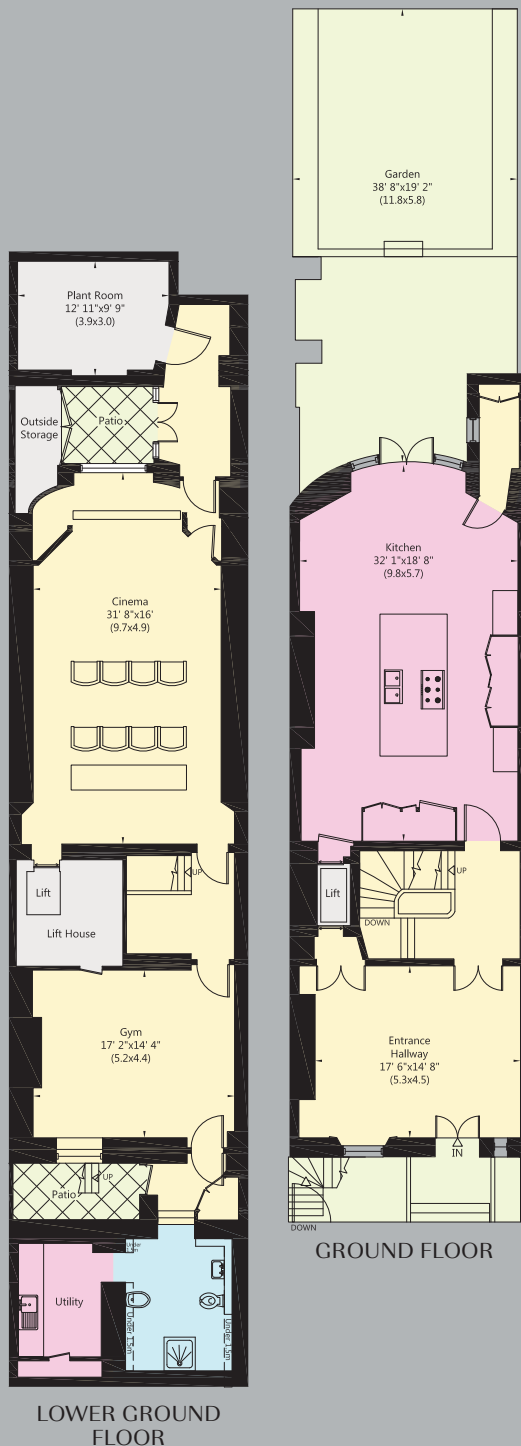




ACCOMMODATION & AMENITIES

- Reception Hall ■ Kitchen ■ Reception Room ■ Library ■ Master Bedroom with Separate Bathroom (could be made into an en-suite) ■ Three Further Bedrooms
- Two Further Bathrooms ■ Cinema ■ Gymnasium with Shower Room ■ Utility Room ■ Passenger Lift ■ Full Climate Control with Filtered Positive Pressure Air Flow
- Crestron Multi Room Media System ■ Lutron Lighting Systems ■ Banham Security System ■ CAT 5e Data and Voice Cabling throughout

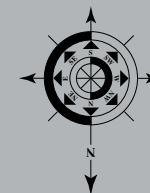




GROSS INTERNAL AREA

580 sq m (6,245 sq ft)
(Including outside storage and under 1.5m high)

575 sq m (6,194 sq ft)
(Excluding outside storage and under 1.5m high)



TERMS

TENURE: FREEHOLD

SOLE AGENT

GUIDE PRICE
£17,500,000



020 7499 1012

120a Mount Street
London W1K 3NN
mayfair@knightfrank.com
KnightFrank.co.uk

IMPORTANT NOTICE

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. Particulars dated: June 2013. Photographs dated: June 2013.

Knight Frank LLP is a limited liability partnership registered in England with registered number OC305934. Our registered office is 55 Baker Street, London, W1U 8AN, where you may look at a list of members' names.

These plans are for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice.