



**HOLDERNESS
HOUSE**

L O N D O N W I

HOLDERNESS HOUSE

LONDON W1



In the heart of exclusive Mayfair, this majestic and luxurious Grade II listed property provides unique lateral living and entertaining space arranged over only 3 floors. The property benefits from a private gated drive-in courtyard, underground parking, a swimming pool, cinema room, and separate staff accommodation.

Laid out over only 3 floors totaling in excess of 12,900 sq ft, this exceptional Mayfair house provides the perfect backdrop for modern entertaining alongside traditional architecture.

AN EXCEPTIONAL FREEHOLD MAYFAIR TOWNHOUSE









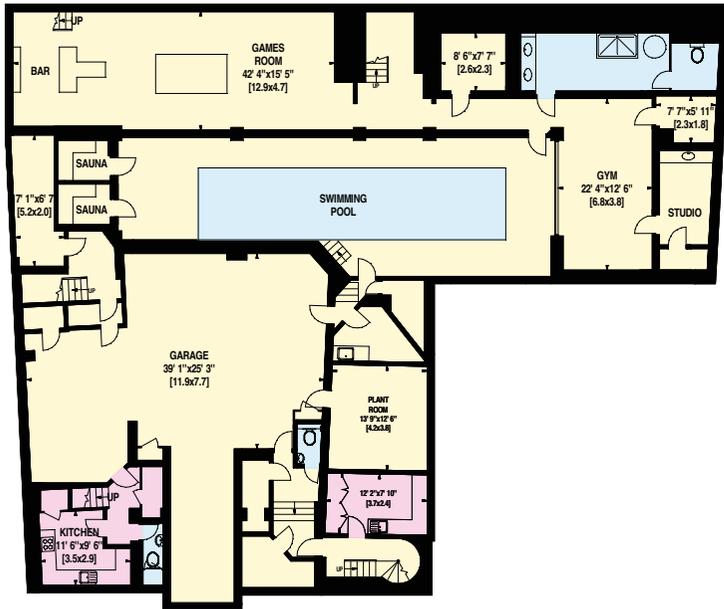


ACCOMMODATION & AMENITIES

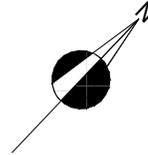
- Master bedroom suite with separate dressing room and bathroom
- 6 further bedroom suites
- 2 reception rooms
- 3 guest cloakrooms
- Dining room
- Wine cellar
- Large family kitchen
- Office
- Library
- Gym/massage room
- Games room/bar area
- Swimming pool
- Sauna and steam room
- Underground garage for 3 cars
- Garden terrace
- Courtyard with parking for 4 additional cars
- Staff kitchen/staff living room

LOCATION

Located in the heart of Mayfair, just off Park Lane and a stone's throw away from Hyde Park and Green Park. Brick Street gives access to all that Mayfair has to offer with its boutique shops, art galleries, designer labels and café culture. Mayfair is the prestigious, sophisticated and luxurious epicentre of cosmopolitan London.

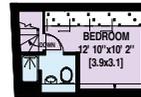


LOWER GROUND FLOOR



Total Internal Area:
1,204 sq. metres (12,960 sq. feet)

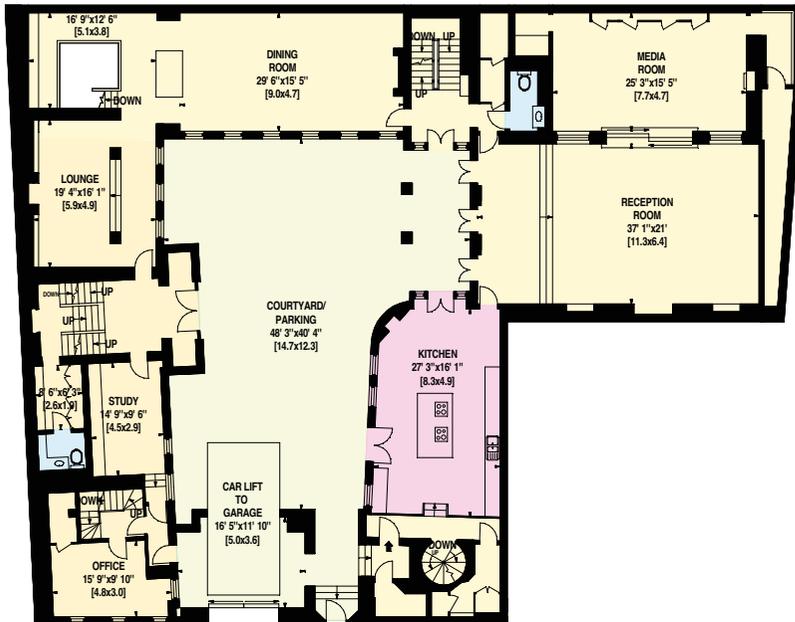
Total Area of Courtyard and Terrace:
239 sq. metres (2,573 sq. feet)



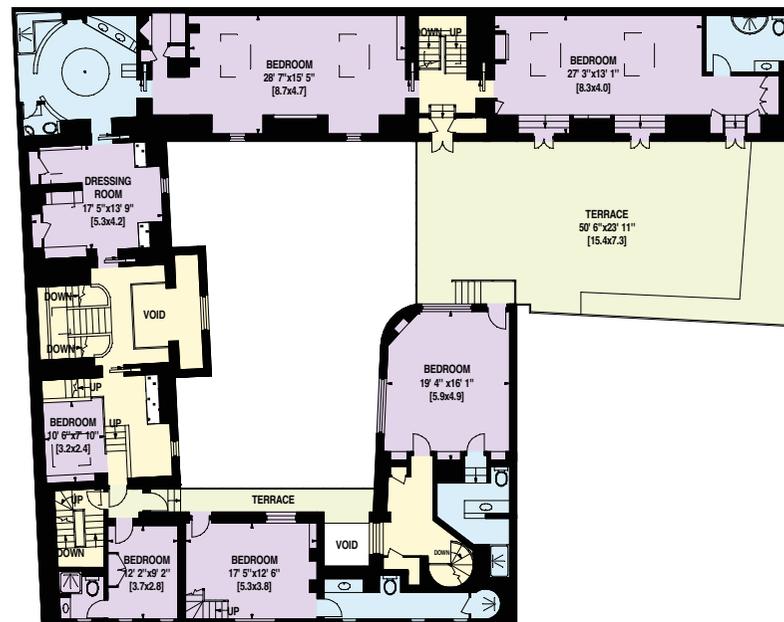
SECOND FLOOR



MEZZANINE



GROUND FLOOR



FIRST FLOOR

TERMS

Tenure – Freehold

Local Authority – City
of Westminster

Council Tax Band – H

Guide Price – £35,000,000



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