

# ROKSTONE



## South Street, Mayfair W1K

Considered to be the archetypal London mansion, this exceptional property sits in the heart of Mayfair, just moments from both Park Lane and Grosvenor Square. The elegant stone-dressed, red-brick, five-storey home is arguably the best house on a prestigious street with a double-fronted Edwardian facade and Arts and Crafts style detailing. Having such a wide house in central London is extremely desired especially with a front facade of 18 windows. With exceptional curb appeal the house boasts a prominent Portland Stone doorway and French-inspired fine iron railings giving it a sense of grandeur upon arrival. Measuring in total 8513 sq ft, the sensitive modernisation of the six-bedroom townhouse included the creation of a wellness suite on the lower ground floor, complete with swimming pool, bar, sauna and relaxation zone, around a central light-filled glazed courtyard with ceiling heights of in excess of 7 metres. This unique property offers a rare amount of outside space, especially for any house in Mayfair, with three areas of outside space; the roof of the house has an undemised roof terrace with rooftop views stretching into the distance, a constant reminder of its beautiful and architecturally significant surroundings, the second floor-master bedroom suite leads onto another terrace and the principal reception rooms access a large south facing terrace which is perfect for alfresco entertaining. The prominent stately high-ceiling entrance hall, with polished diamond limestone flag stones, is large enough to comfortably house a huge stone fireplace. It leads to the study on the left and ahead is a large dining room with a secondary staircase and kitchen at the rear benefitting from a dumb waiter to also service the lower ground. There are three principal bedrooms above the first floor and three or four bedrooms on the lower ground level which are perfect for guests or additional staff accommodation.

**Price £40,000,000**



5 Dorset Street London W1U 6QJ

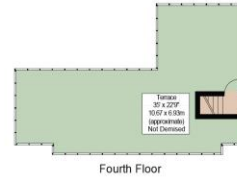
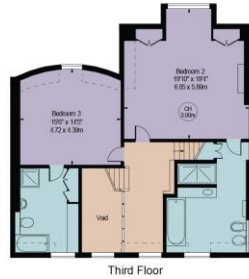
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<http://www.rokstone.com>

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## South Street

Approx. Total Internal Area 8513 Sq Ft - 790.88 Sq M  
 (Including Cellar & Restricted Height Area)  
 Approx. Gross Internal Area 8340 Sq Ft - 774.81 Sq M  
 (Excluding Cellar & Restricted Height Area)  
 Approx. Gross Internal Area Of Cellar 115 Sq Ft - 10.68 Sq M  
 Approx. Total External Area 1577 Sq Ft - 146.51 Sq M  
 (Including Patio, Terrace, Balcony, Courtyard & Excluding Non Demised Terrace)



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

## Terms

Local Authority: Westminster City Council  
 Tenure: Freehold