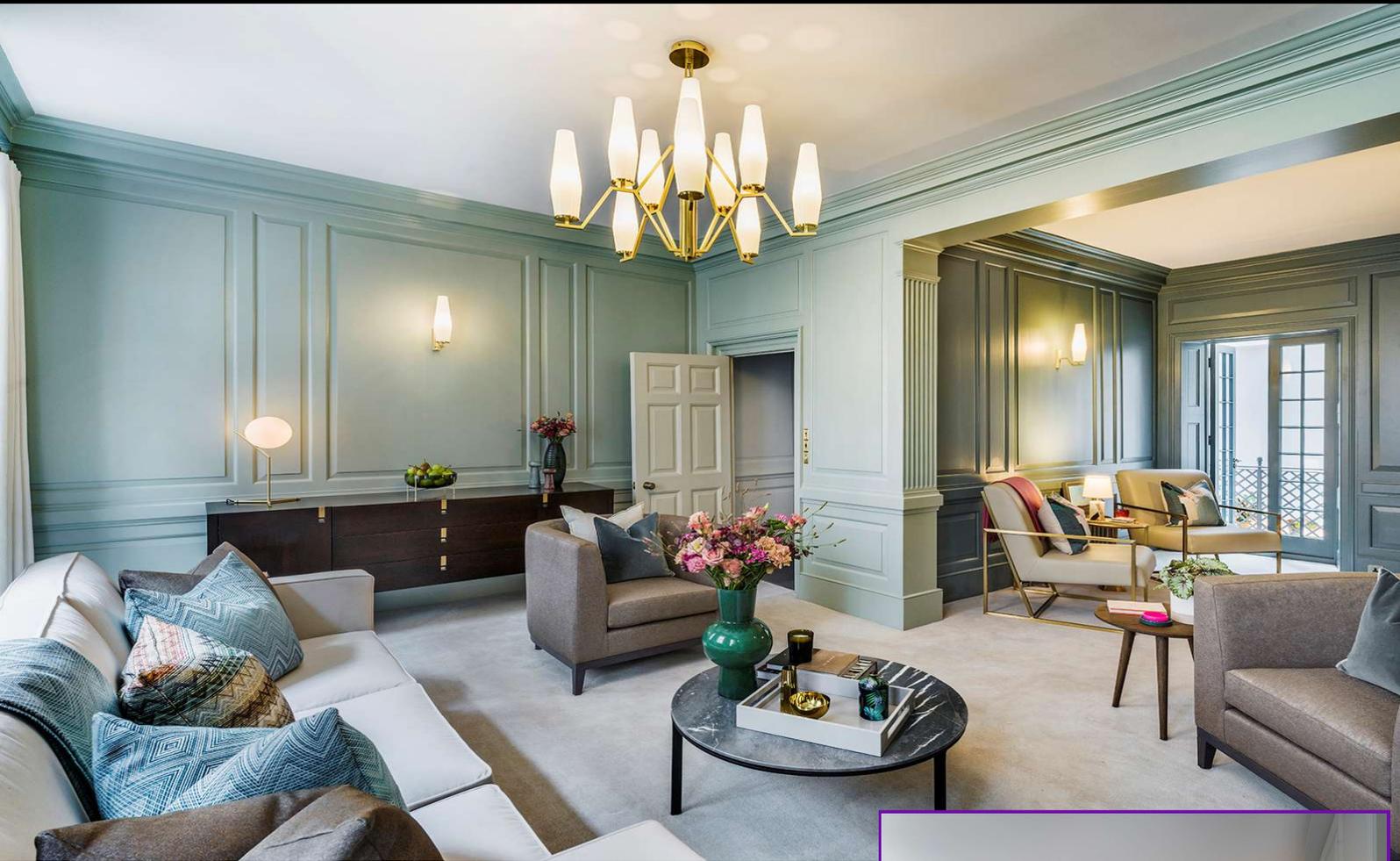


ROKSTONE



Park Street, Mayfair, W1K

Rokstone is greatly honoured to launch this freehold house on Park Street to the market for £9,450,000. This architecturally superior, early-18th century townhouse covers 3,178 sq ft across five floors with a breakfast room, internal balcony and its own private entrance – a rarity in the heart of central London. The tranquil breakfast room on the ground floor is flooded with light and adds to the sense of space. It gives residents a retreat and the building a chance to breathe. The internal balcony in the library on the first-floor surveys the rooftops of Mayfair. The red brick Georgian gem is Grade II listed due to its architectural and historic value and is worthy of its esteemed surroundings: the Mayfair Conservation Area. Over its 300-year life, this property has remained largely unchanged with period features preserved and enhanced. Wooden panelling and box corning was reinstated in the front reception room and library following strict guidelines from English Heritage, as have the original fireplaces. Three bays wide, the deep sash windows and generous but precise proportions, along with the decorative front door casing, give the property a dignified air. The contemporary internal amenities and luxurious modern-day touches enhance its desirability even further. There's a bespoke bar with a wine cooler, a powder room and a vaulted wine store. The kitchen is kitted out with Miele appliances and a Quaker boiling hot tap and throughout the towering property the highest quality stone masonry and materials make it sing. From the Fior Di Bosch marble walls in the principal bathroom and the smooth Bianca Eclipse Quartzite worktops in the elegant kitchen. Around every corner and in every room, there is a glorious reminder of the architectural grandeur of the Georgian era paired with cutting-edge contemporary craftsmanship.

Price £9,450,000



5 Dorset Street London W1U 6QJ

Tel: 020 7580 2030 | Email: enquiries@rokstone.com

<https://www.rokstone.com>

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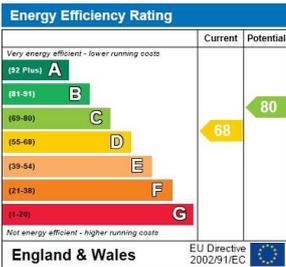
Approx. Gross Internal Area 3071 Sq Ft - 285.31 Sq M
(Excluding Vault & Void)

Approx. Gross Internal Area Of Vault 73 Sq Ft - 6.82 Sq M
Approx. External Total Area 107 Sq Ft - 9.94 Sq M
(Including Patio & Balcony)



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

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