



Adams Row

Mayfair

OLIVER BERNARD

LONDON



INTRODUCTION

Adams Row is an exceptional, low built, five bedroom, five bathroom mews house set behind its original facade with a double garage.

An exceptional, recently refurbished five bedroom, five bathroom mews house set behind its original facade. This stunning interior designed home measuring a total of 3,927 sq ft or 365 sq m, has been extensively rebuilt to exacting standards and boasts a fabulously impressive double reception room, stunning kitchen/breakfast room complete with feature pizza oven and separate dining area with feature retractable skylight offering the choice of al fresco dining.

Additional benefits include a private terrace complete with a living wall off the master suite, integrated garage with car lift providing secure off street parking for two cars, cinema room with wine display, air conditioning, gymnasium, steam room, fireplaces in every room and an integrated Sonos sound system.

Kitchen



First Floor Reception Room

Adams Row is very versatile in its living space, it has a cinema room, ground floor reception room as well as first floor reception room





Principle Suite

Principle Bedroom: Dressing Room.
Built in storage. Bath tub and shower



Additional Bedrooms

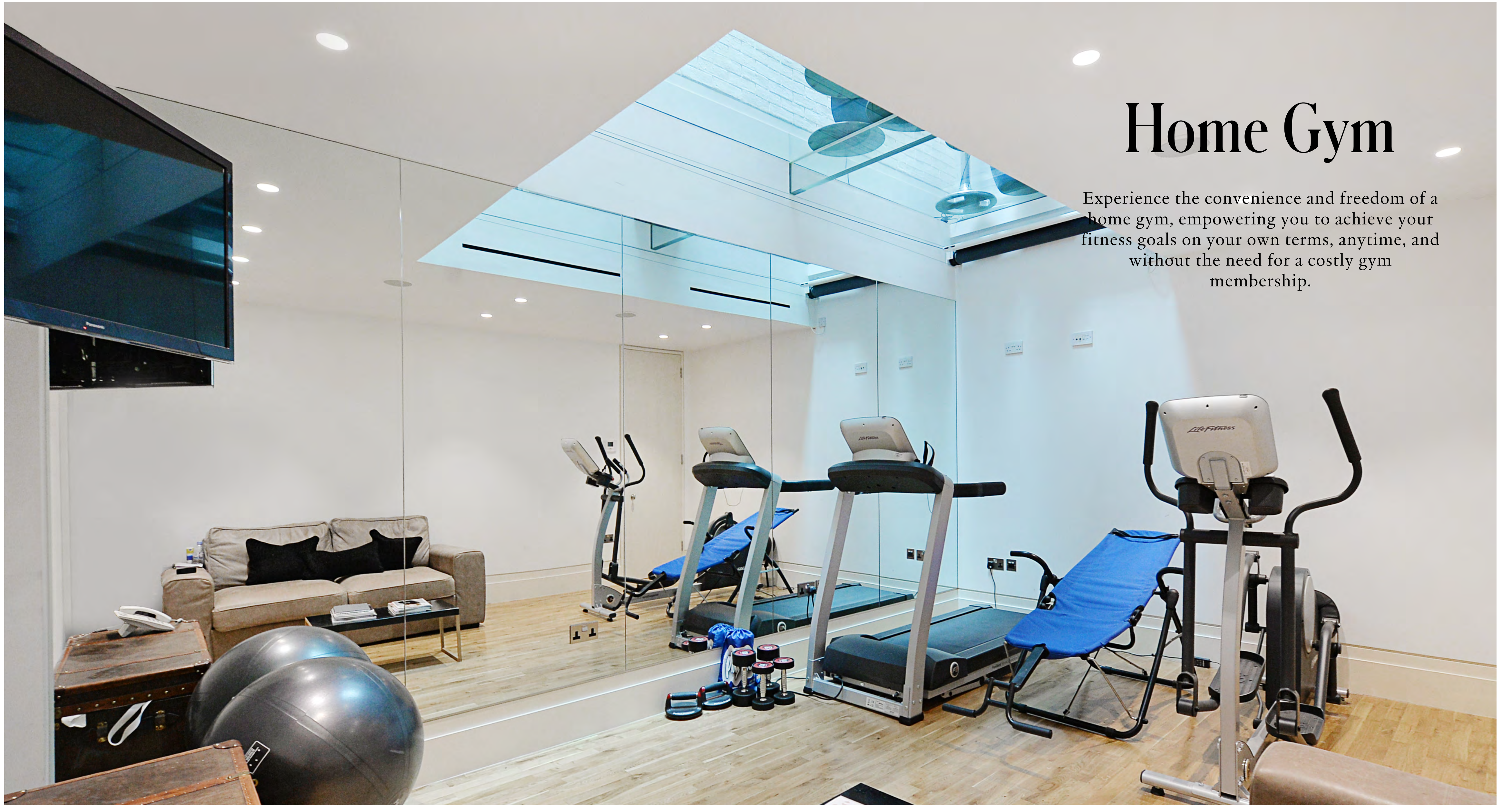


Cinema Room

Additional benefits include a private terrace complete with a living wall off the master suite, integrated garage with car lift providing secure off street parking for two cars, cinema room with wine display, air conditioning, gymnasium, steam room, fireplaces in every room and an integrated Sonos sound system.

Home Gym

Experience the convenience and freedom of a home gym, empowering you to achieve your fitness goals on your own terms, anytime, and without the need for a costly gym membership.



Floor Plan

Approx. Gross Internal Area:

3927 Sq Ft – 364.83 Sq M

Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.

Important Information

Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither OB Private nor any-one in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the property may change without notice.

Adam's Row, W1K



Approx. Gross Internal Area **3927 Sq Ft - 364.83 Sq M**
(Including Garage, Restricted Height Area & Eaves Storage)

Approx. Gross Internal Area **3666 Sq Ft - 340.58 Sq M**
(Excluding Garage, Restricted Height Area & Eaves Storage)

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.

Location and Amenities

Adams Row: Discover the epitome of luxury living at 20 Adams Row, a meticulously refurbished 5-bed house boasting a spacious 3,927 square feet of exquisitely designed interiors, where elegance meets modernity in every corner. This exceptional property promises to elevate your lifestyle with its impeccable craftsmanship, stunning finishes, and ample living space for you and your loved ones to indulge in unparalleled comfort.

Location: Adams Row is located between Mount Street and Grosvenor Square, and only a short walk from the 5 Star Connaught Hotel and some of the finest restaurants and shops in the area. The house makes for perfect prime Central London living.



x 5

Principal Bedroom
with En Suite Bathroom
4 additional bedrooms



x 5

En Suite Bathrooms
& Guest WC



x 3927Sq Ft

Reception Room
Open Plan Kitchen
Log Burner
Balcony
AC

Tenure

Freehold

EPC

EPC = E

Guide Price

£11,950,000





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