



BRUTON PLACE

MAYFAIR

OLIVER BERNARD

LONDON

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## MAYFAIR

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On Bruton Place, you will find yourself surrounded by the best of Mayfair's amenities. From high-end boutiques and art galleries to Michelin-starred restaurants and exclusive members' clubs, everything the neighborhood has to offer is within easy reach.

Bruton Place runs from the top of Berkeley Square round to Bruton Street and is wonderfully situated for local transport links include Green Park tube station (0.4 miles) for the Jubilee, Piccadilly and Victoria lines and Bond Street station (0.4 miles) for the Jubilee and Central lines and Crossrail.

One of the standout features of this property is the inclusion of two private parking spaces, a rare find in Mayfair. No more searching for parking or worrying about where to leave your vehicles. The convenience and security of these parking spaces add tremendous value to this already exceptional residence.



BRUTON PLACE,  
MAYFAIR

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Nestled on a picturesque mews to the east of the vibrant Berkeley Square, this wide and low built 4 bedroom house presents a rare opportunity to own a truly remarkable residence. Boasting a private garage with space for 4 cars, complete with electric charging points, this impressive property combines spacious living areas, top-of-the-line specifications, and a recent refurbishment that has elevated it to the pinnacle of luxury.

As you step inside, you'll immediately notice the meticulous attention to detail and the highest quality finishes throughout. The house has been thoughtfully designed to offer an extraordinary living experience, with features that surpass expectations at every turn.

BRUTON PLACE

The south facing reception room with dual aspect windows, light floods the room providing effortless elegance for entertaining.





BRUTON PLACE



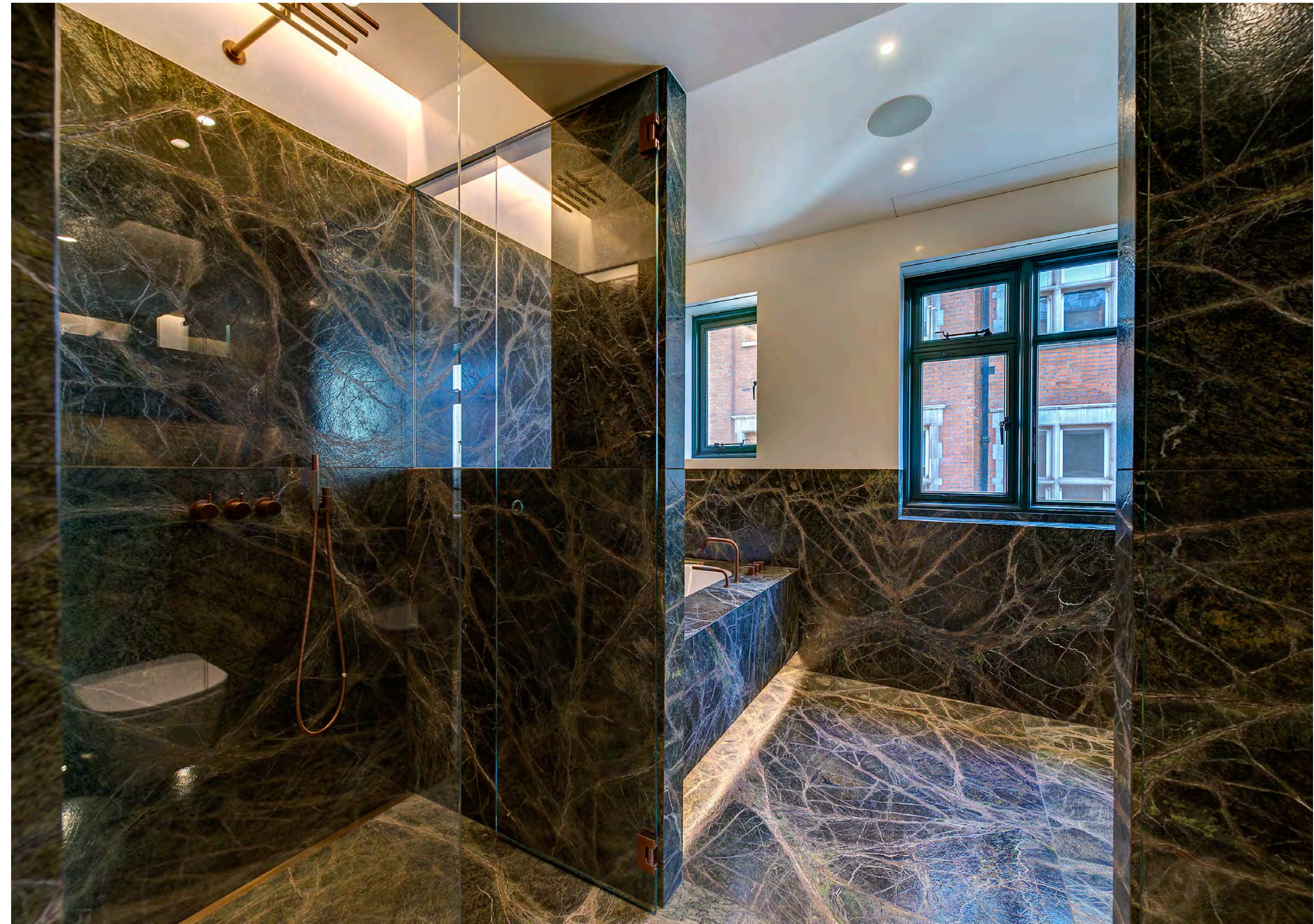
OLIVER BERNARD







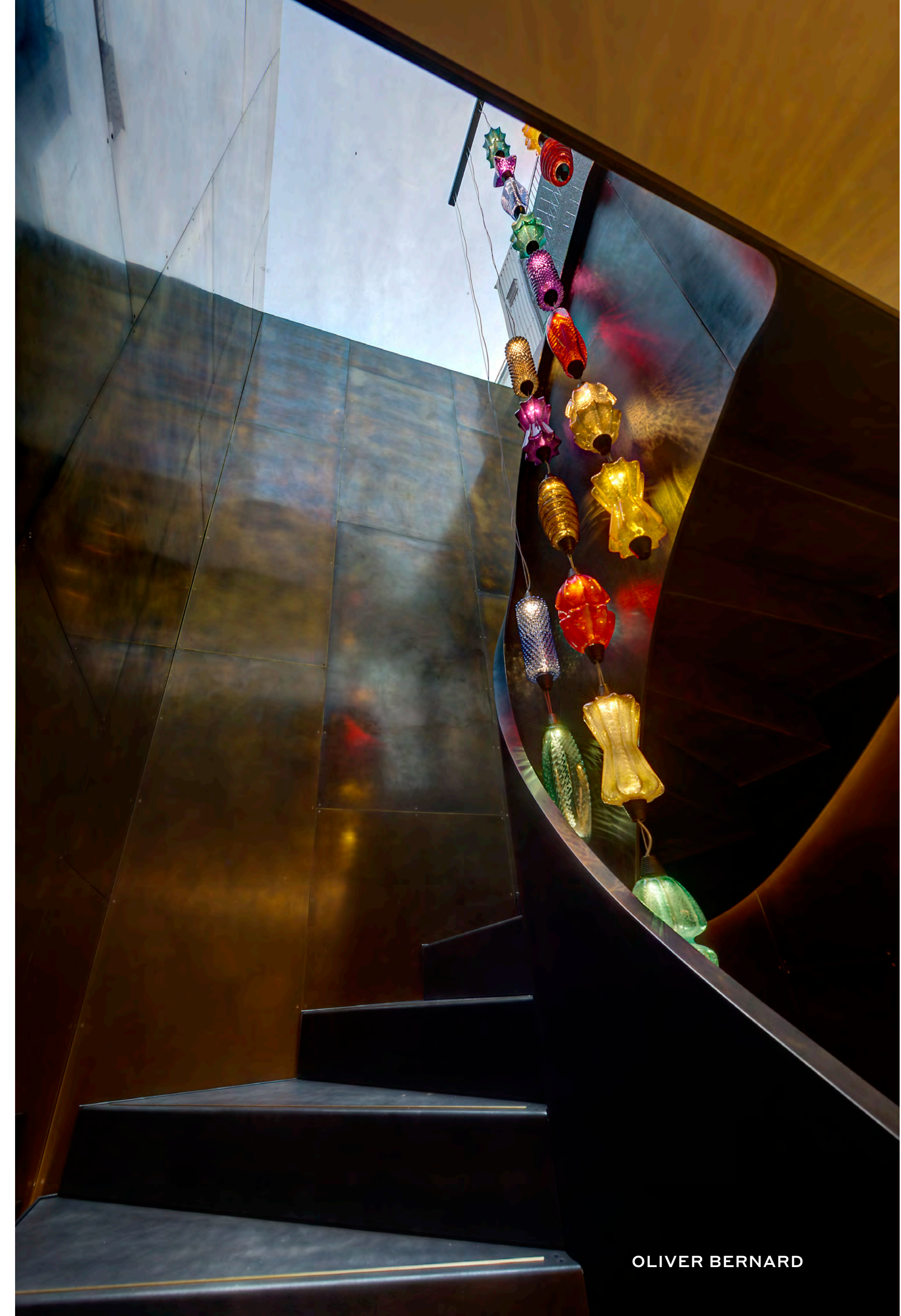
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The bedrooms are all of generous size all with bespoke joinery.



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Luxurious en suite featuring a shower bath and a TV  
seamlessly integrated into the mirror.

The grand entrance hall has a limestone floor with Cabochon inserts, it leads onto an impressive sized reception hall which has an oak floor and a Cox London chandelier is the centre piece.





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There is approved planning permission to built another level on top to create either another bedroom or living space as well as a roof terrace. Please get in touch to request the plans.



# Floor Plan

## Approx. Gross Internal Area:

3169 Sq Ft – 294 Sq M

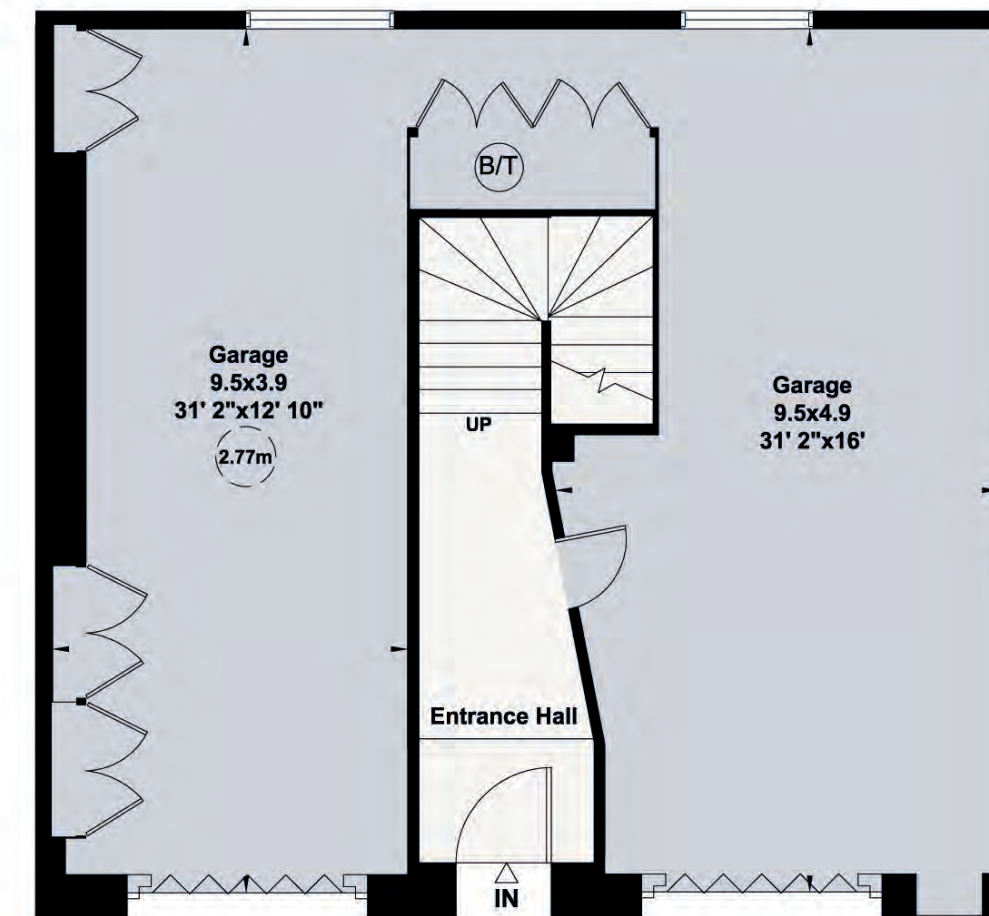
Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.

### 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.

**Bruton Place, W1**  
 Gross internal area (approx.)  
 294 Sq m (3169 Sq ft) Including Garage  
 For identification only, Not to Scale

capital 020 8671 7722



**Ground Floor**



**First Floor**



**Second Floor**

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).

# Location and Amenities

**Description:** A rare wide and low built 4 bedroom house located on a pretty mews to the east of bustling Berkeley Square. This impressive house benefits from a private garage with space for 4 cars with electric charging points. Recently refurbished, the property offers the highest of specifications with features including air conditioning, retractable roof at the top of the house to maximise the natural light and air flow, Lutron lighting system, electric blinds and security shutters to all windows, underfloor heating, CCTV, bespoke cabinetry and a feature staircase made of mild steel with patented brass panels.

**Location:** Bruton Place runs from the top of Berkeley Square round to Burton Street and is wonderfully situated for the world class amenities, fine dining, shopping and art of Mayfair and St. James's. Local transport links include Green Park tube station (0.4 miles) for the Jubilee, Piccadilly and Victoria lines and Bond Street station (0.4 miles) for the Jubilee and Central lines and Crossrail



**x 4**  
Principal Bedroom  
with En Suite Bathroom  
**Bedroom 2 & 3** with en  
suite bathrooms  
**Bedroom 4** with use of  
the family bathroom  
all bedroom with  
extensive fitted storage



**x 4**  
x3 En Suite  
Bathrooms  
x1 Family bathroom



**x 3169Sq Ft**  
Reception Room Separate  
Kitchen  
Alarm system  
Security steel shutters  
Log Burner  
AC

**Tenure**  
Leasehold 184 years

**EPC**  
EPC = D

**Guide Price**  
£10,950,000





# Contact

**CHARLIE GIBSON**  
MRICS • MANAGING DIRECTOR

PRIVATE

12 HAY HILL MAYFAIR, LONDON W1J 8NR  
CHARLIE@OBPRIVATE.CO.UK T +44 77 91 32 83 44



**ROSA HALLIDAY**  
SENIOR ADVISOR

LONDON

33 BRUTON STREET MAYFAIR, LONDON W1J 6QU  
ROSA@OBPRIVATE.CO.UK T+ 44 7951 12 28 84

OBPRIVATE.CO.UK

