

Wellbelove Quested

Independent Property Consultants

wellbelove-quested.com

10 Park Street & 3 Rex Place, Mayfair, London W1K 2HX

An imposing and grand residence in the heart of prestigious Mayfair.



£17,500,000 STC

Leasehold

6 Bedrooms : 6 Bathrooms : 4 Reception Rooms : Balcony : Pool Area :
Lift Kitchen : Dining Room : Library : Wine Cellar : Utility Room
Mews House & Garage

A spacious family residence of almost 8000 Square Feet including garage parking for two cars. This extensive property is spread over the lower ground, ground, first and second floors of this magnificent gothic revival building on Mayfair's Park Street.

The property comprises of 6 bedrooms 6 bathrooms, 4 reception rooms, a large kitchen/breakfast room with Zimbabwean black marble worktops and Miele appliances, dumb waiter, utility room and four person passenger lift to all floors. The property also boasts a fabulous 12 metre swimming wall complex with a large electronic glass sky light, stone floors, seating area and changing facilities

There is also a mews house providing 750 square feet of staff accommodation. The mews house is connected to the main house via the garage.

The property also benefits from mahogany floors throughout, and a beautiful mahogany and iron work central staircase.

Leasehold; approximately 52 years unexpired (Extendable, subject to negotiation, the current owners have indicated that they could serve notice)

The annual ground rent is £14,804.52 payable quarterly in arrears at £3,701.13 per quarter.
The annual service charge is £11,472 payable 6 monthly in advance at £5,736 every six months.

Viewing: strictly by appointment only with Wellbelove Quested.

To view this property, please contact:

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020 7881 0880







Energy Performance Certificate



10, Park Street
LONDON
W1K 2HX

Dwelling type: Mid-terrace house
Date of assessment: 23 February 2009
Date of certificate: 25 February 2009
Reference number: 2778-0002-6242-5171-5084
Total floor area: 631 m²

This home's performance is rated in terms of energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		60
(39-54) E	48	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	43	52
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

10 Park Street, W1

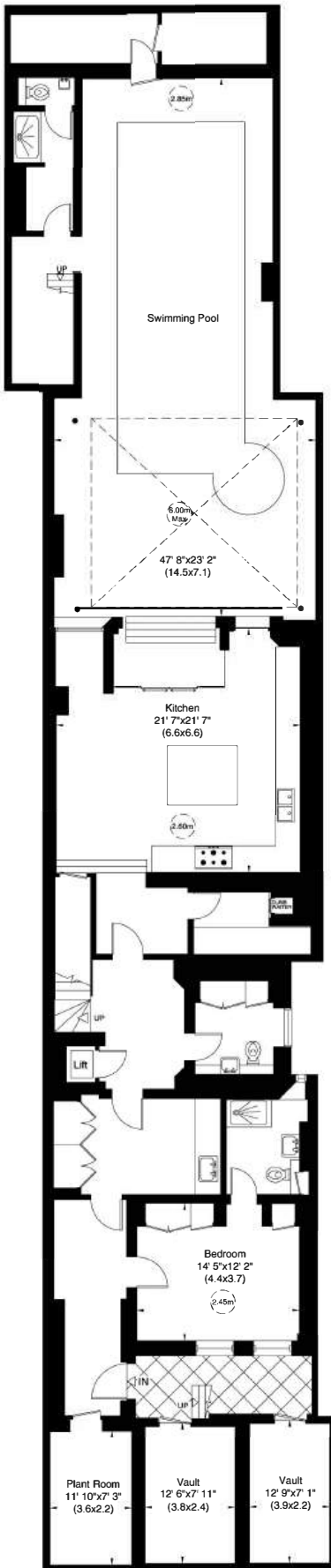
Gross internal area (approx.)
 672 Sq m (7237 Sq ft) Including Vaults And Garage
 654 Sq m (7035 Sq ft) Excluding Vaults, Including Garage
 For identification only, Not to Scale

Floor Plan by **capital group** 020 8671 7722

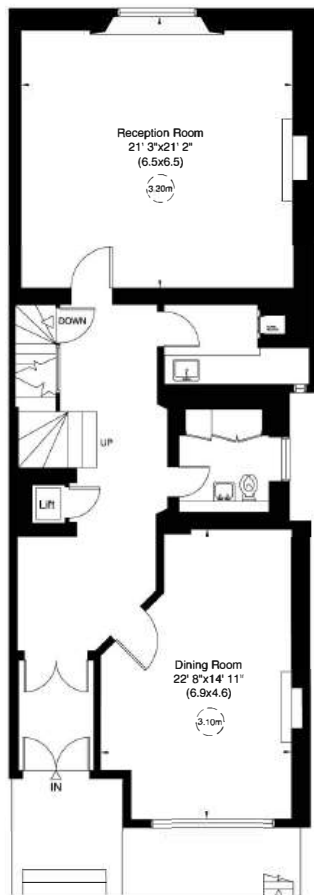
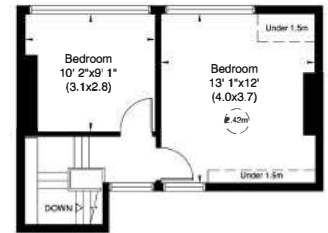
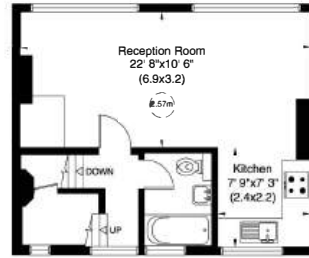
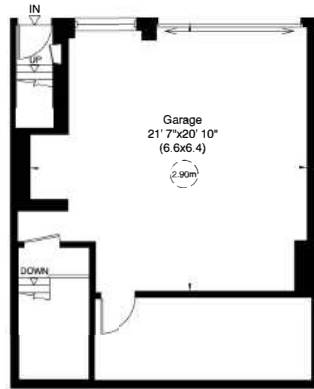
3 Rex Place, W1

Gross internal area (approx.)
 70 Sq m (750 Sq ft) Including Under 1.5m, Excluding Garage
 68 Sq m (732 Sq ft) Excluding Under 1.5m, and Garage
 For identification only, Not to Scale

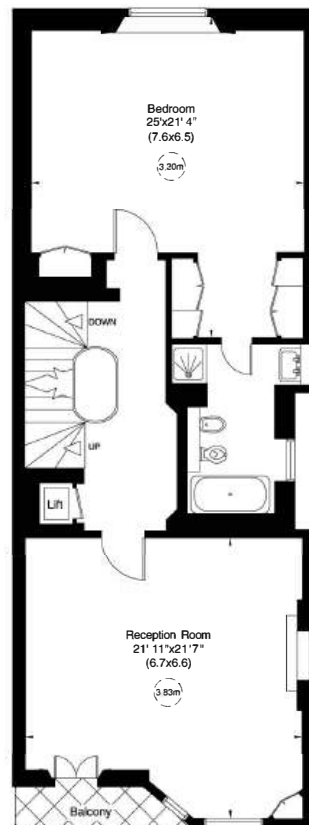
Floor Plan by **capital group** 020 8671 7722



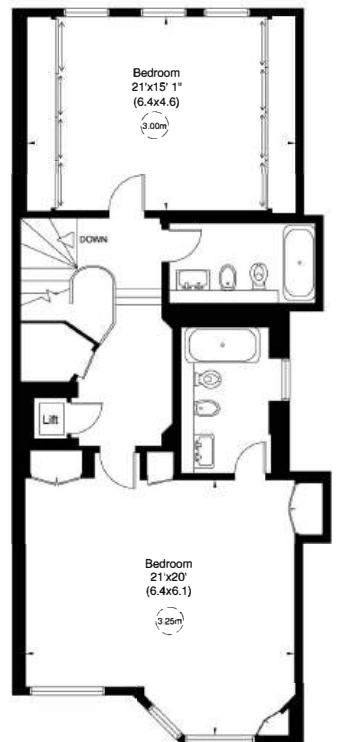
Lower Ground Floor



Ground Floor



First Floor



Second Floor

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