

RUSSELL SIMPSON

An exceptionally wide Robert Adam
designed Georgian townhouse, with off-
street parking

MANSFIELD STREET
MARYLEBONE W1G



Mansfield Street
Marylebone W1G

£27,500,000

BEDROOMS 9	INTERNAL 13,237 SQ FT	GARAGE 258 SQ FT	COUNCIL Westminster
RECEPTION ROOMS 6	1,231 SQ M	EPC C	COUNCIL TAX Band H
BATHROOMS 6		TENURE Leasehold	LENGTH OF LEASE 123 years



The Property

Beautiful and historic Grade II* listed family home with lofty proportions and opulent interiors.

Stepping into the house on the ground floor, a grand entrance hall leads into a spectacular staircase with a glass dome bringing down light across several levels. This floor also features a generous reception room, flowing through to a kitchen with a central island and an informal breakfast area overlooking the private garden.

The main living spaces on this level have lofty proportions and original Adams mouldings, adding to the sense of elegance and grandeur. This floor also features a boot room, a cloak room, and a prep kitchen.

The lower ground floor features a gym, with a generous self-contained apartment, a versatile space easily adaptable to suit a variety of uses.



Russell Simpson

Mansfield Street





Indoor Spaces

The first floor features a magnificent drawing room and dining room, both with exceptionally high and beautifully decorated ceilings. This floor also features a study, a library and a guest WC on the half-landing.







The second floor is almost entirely occupied by the principal bedroom suite. It includes a bedroom, alongside an expansive bathroom equipped with additional storage, a separate shower room and a spacious dressing room. There is also an ensuite guest bedroom on the far side of the staircase landing.

The third floor contains as many as five bedrooms and three bathrooms, one of them ensuite. This floor also offers an eat-in kitchen, sitting room, a laundry room, and a walk-in wardrobe in one of the rooms.

A lift provides convenient access to all floors of the house. The main staircase leads to the first floor, while a secondary staircase at the back connects all levels.





The Design



The house is decorated in an opulent traditional style that emphasises its historic grandeur. Many original features have been maintained and the interiors are presented in excellent condition.



Outdoor Spaces & The Neighbourhood

The property includes a paved rear garden with enough space for outdoor dining. A doorway leads from the garden to a garage that opens onto Duchess Mews.

The house forms part of a beautiful terrace on Mansfield Street, designed by the celebrated Scottish designers Robert and James Adam. This property, with its white stucco façade and Roman Doric column doorway, was built by John Hobcroft in the 1770s. Grade II* listed, it was also the birthplace of the celebrated biochemist Rosalind Pitt-Rivers.

The street is exceptionally well located, a short walk from Marylebone village, Bond Street and Mayfair; furthermore, the open spaces of Regent's and Hyde Park. From here, Bond Street and Oxford Circus underground station is close.

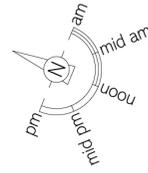


APPROXIMATE INTERNAL AREA

13,237 SQ FT / 1,231 SQ M

GARAGE

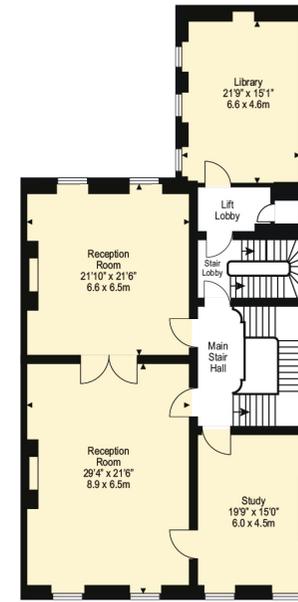
258 SQ FT / 24 SQ M



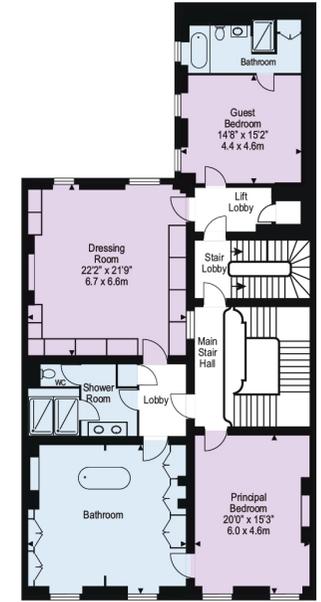
LOWER GROUND FLOOR



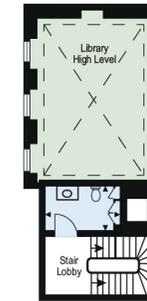
GROUND FLOOR



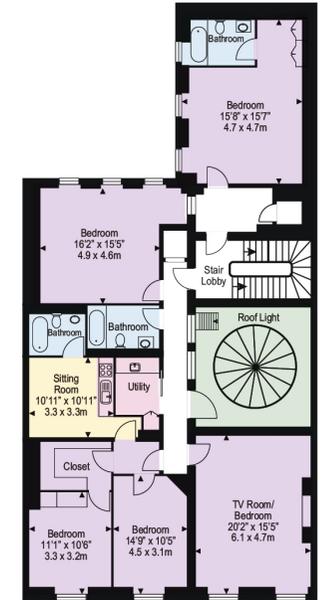
FIRST FLOOR



SECOND FLOOR



MEZZANINE



THIRD FLOOR



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October 2021