

# RUSSELL SIMPSON

Substantial four bedroom home, with  
integrated garage on a prime Mayfair  
address

ADAMS ROW  
MAYFAIR W1K



Adams Row  
Mayfair W1K

£8,700,000

BEDROOMS 4	INTERNAL 3,917 SQ FT	OUTDOOR 76 SQ FT	COUNCIL Westminster
RECEPTION ROOMS 3	364 SQ M	EPC E	COUNCIL TAX Band H
BATHROOMS 4		TENURE Freehold	PARKING 2 Car Garage

# The Property

A beautifully presented mews house on a quiet street.

Entering the house on the ground floor, you are welcomed into a spacious reception room with generous proportions and refined contemporary styling, giving plenty of space for sitting and dining areas, making it perfect for entertaining. The room features a well equipped kitchen fitted with pizza oven and retractable roof over the dining area.

The property showcases contemporary interiors throughout, with fireplaces in every room. Built-in storage solutions and fitted wardrobes maximise space efficiency while maintaining the elegant aesthetic.







## Indoor Spaces

An impressive winding staircase leads up to the first floor, with a large formal reception, adjacent to the principal suite, a substantial room with ample storage and a luxurious open-plan bathroom. This room also enjoys direct access to the south-facing terrace.



The second floor accommodates three additional well-proportioned bedrooms, all three with ensuite bathrooms.

The lower ground level has been thoughtfully designed to include a cinema room with comfortable seating, a well-equipped gym, plus a steam room and utility areas, creating an exceptional leisure and wellness suite.





## Outdoor Spaces & The Neighbourhood

The house includes a delightful south-facing terrace accessed from the principal bedroom, providing a private outdoor retreat.

Adams Row is a quiet residential street in the heart of Mayfair, moments away from the prestigious Berkeley Square. The location offers easy access to the upmarket boutiques and restaurants of Bond Street and Mount Street, while Green Park provides nearby open space.

The area is exceptionally well-connected, with Bond Street and Green Park stations within walking distance, offering excellent transport links across London. This prime Mayfair address places residents within easy reach of the West End's finest shopping, dining, and cultural attractions.

APPROXIMATE INTERNAL AREA

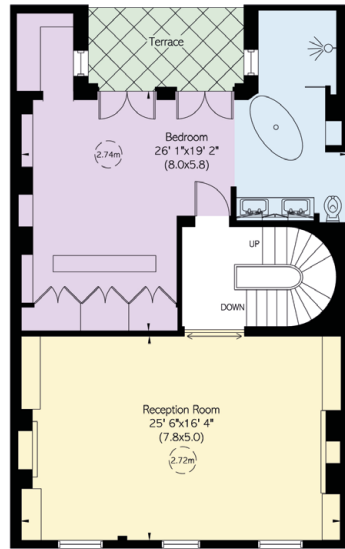
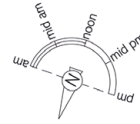
3,917 SQ FT / 364 SQ M

INCLUDING LIMITED USE AREA

59 SQ FT / 6 SQ M

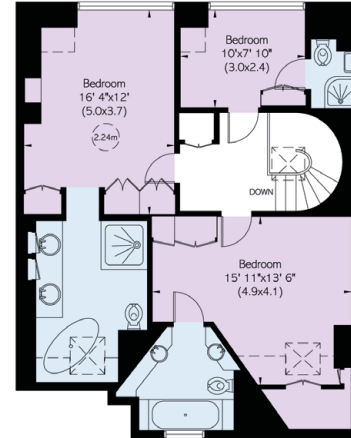
OUTSIDE AREA

76 SQ FT / 7 SQ M



First Floor

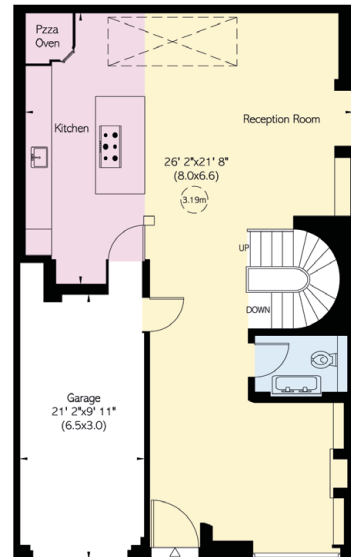
Reduced head height below 1.5m



Second Floor



Basement



Ground Floor



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## Contact us

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## Mayfair

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# RUSSELL SIMPSON

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October 2021