

# Charles Street

MAYFAIR W1J





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This beautiful Grade II listed freehold house was built in 1756 and forms part of a highly desirable terrace on one of Mayfair's most peaceful streets. Charles Street has been the London home for two British Prime Ministers (Churchill and Rosebery) and for the Duke of Clarence, crowned King William IV.

The property has attracted long stayers, with just seven owners since 1804, including the fifth Countess of Carnarvon in the early 20th century. It is brought to market for the first time in 52 years, offering a rare opportunity for a discerning buyer to purchase a truly unique home in the heart of Mayfair.

The six bedroomed property is arranged over six floors, with its protected 18th century elements confined to the ground and first floors. The rest of the house has been extensively altered since World War II and is suited to refurbishment. The property offers two staircases, which is very rare in Mayfair and allows its easy division into two locked door flats, or into four private residential floors and two for a private office.

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The property is entered at ground floor level into a spacious entrance hall, with a staircase leading up to the upper floors and a generous reception/dining room with adjoining kitchen.



The breathtaking reception/drawing room, with 3.5m ceiling height, is located on the first floor and is flooded with south facing sunlight from its three large sash windows.





The principal bedroom, spanning the full width of the house, is found on the second floor and receives an abundance of morning light. Two bedrooms, a bathroom and a utility room are found on the lower ground floor.



A 408 sq ft roof garden, entered only from 26 Charles Street, is available by licence (renewable by negotiation) on top of 24 Hays Mews, formerly part of the property. Additional outside space can be found at both lower and third floor level. A kitchenette by its entrance allows outdoor eating in summer. Wine storage is offered in two large cellars beneath the street.

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Multiple residents' parking spaces line Charles Street and Hays Mews to the rear if required, however car ownership is by no means essential as London's theatre, music and luxury shopping attractions are easily reached on foot or by taxi, with Buckingham Palace, Hyde Park Corner, Marble Arch and Oxford Street a mere 10 minute walk away.

By 2024, the completion of 'Audley Square House', to the rear of 26 Charles Street, aims to make the area 'the smartest street in Mayfair', according to its developer.

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**Tenure**  
Freehold

**Price**  
Guide price £6,250,000

**Local Authority**  
Westminster

**EPC**  
F



**Approximate Floor Area**

294.6 sq m  
3171 sq ft

**Mezzanine Level**

5.4 sq m  
58 sq ft

**Vaults**

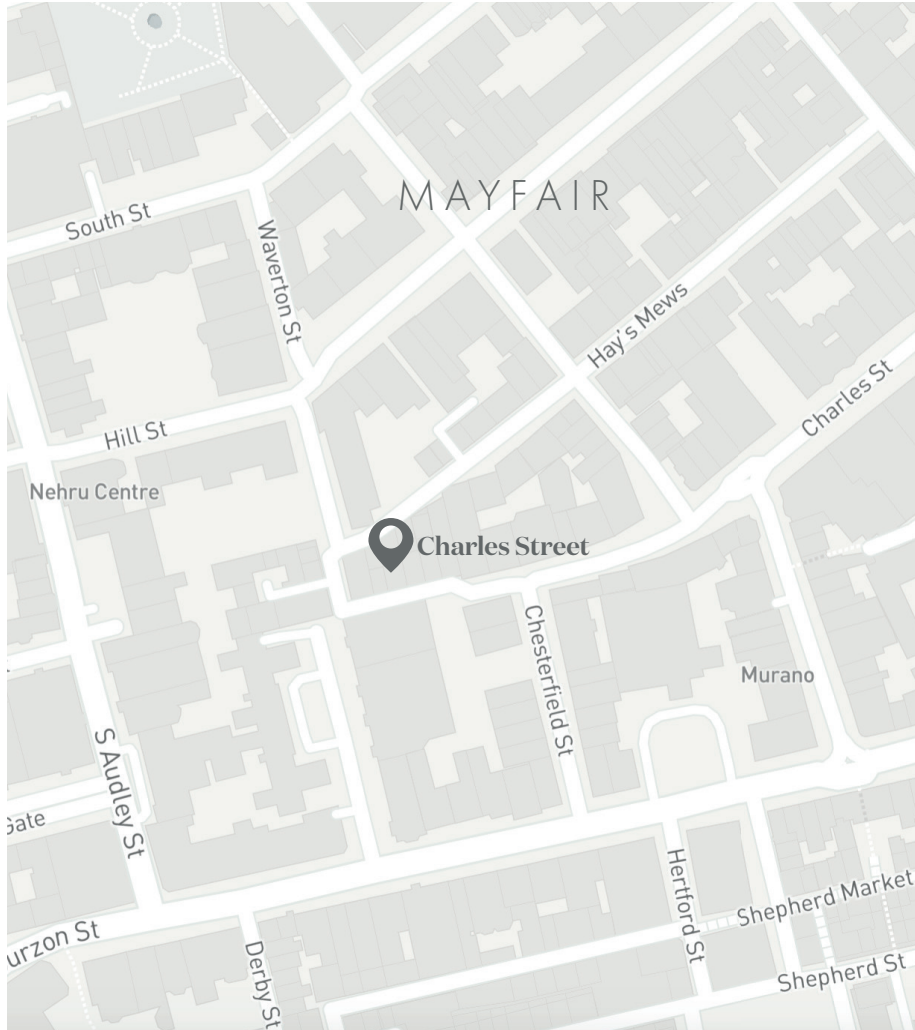
19.7 sq m  
212 sq ft

**Total**

**319.6 sq m**  
**3440 sq ft**

Including limited use area  
(16.3 sq m / 175 sq ft)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID:704615)



## Location

Charles Street is situated on the southwest corner of Berkeley Square, in the heart of the Mayfair Conservation Area. It is a mere five minutes from Piccadilly and Park Lane, yet lies on one of the quietest streets in Mayfair, with Sir Nikolaus Pevsner in Buildings of England praising its silence as 'an Alice in Wonderland diminuendo at the west end of Charles Street'. Surrounded by greenery and fresh air, the extensive open spaces of Hyde Park, Green Park, St James's Park, Mount Street Gardens and Grosvenor Square are all within walking distance of the property. It is very rare to come across such peaceful surroundings in the heart of London.

This highly regarded, predominantly residential area offers easy access on foot to the world class shopping of nearby Mount Street and Bond Street. The majority of London's Michelin Star restaurants are also nearby, along with the Dorchester, Lanesborough and Hilton Hotels. Charles Street is incredibly well-connected, with local transport links including Hyde Park tube station for the Piccadilly line and Green Park tube station for the Victoria, Jubilee and Piccadilly lines. Good bus routes are also found nearby in Piccadilly and Park Lane.



Photography



Brochure design



Chestertons  
Mayfair  
47 South Audley Street  
London W1K 2QA  
[chestertons.com](http://chestertons.com)



Knight Frank  
Mayfair  
120a Mount Street  
London W1K 3NN  
[knightfrank.co.uk](http://knightfrank.co.uk)

**We would be delighted to tell you more.**

**Simon Burgoyne**  
020 7647 6615  
[simon.burgoyne@knightfrank.com](mailto:simon.burgoyne@knightfrank.com)

**Danish Arif**  
020 7629 4513  
[danish.arif@chestertons.com](mailto:danish.arif@chestertons.com)



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