

# Chesterfield Hill

*Mayfair*

OLIVER BERNARD

LONDON



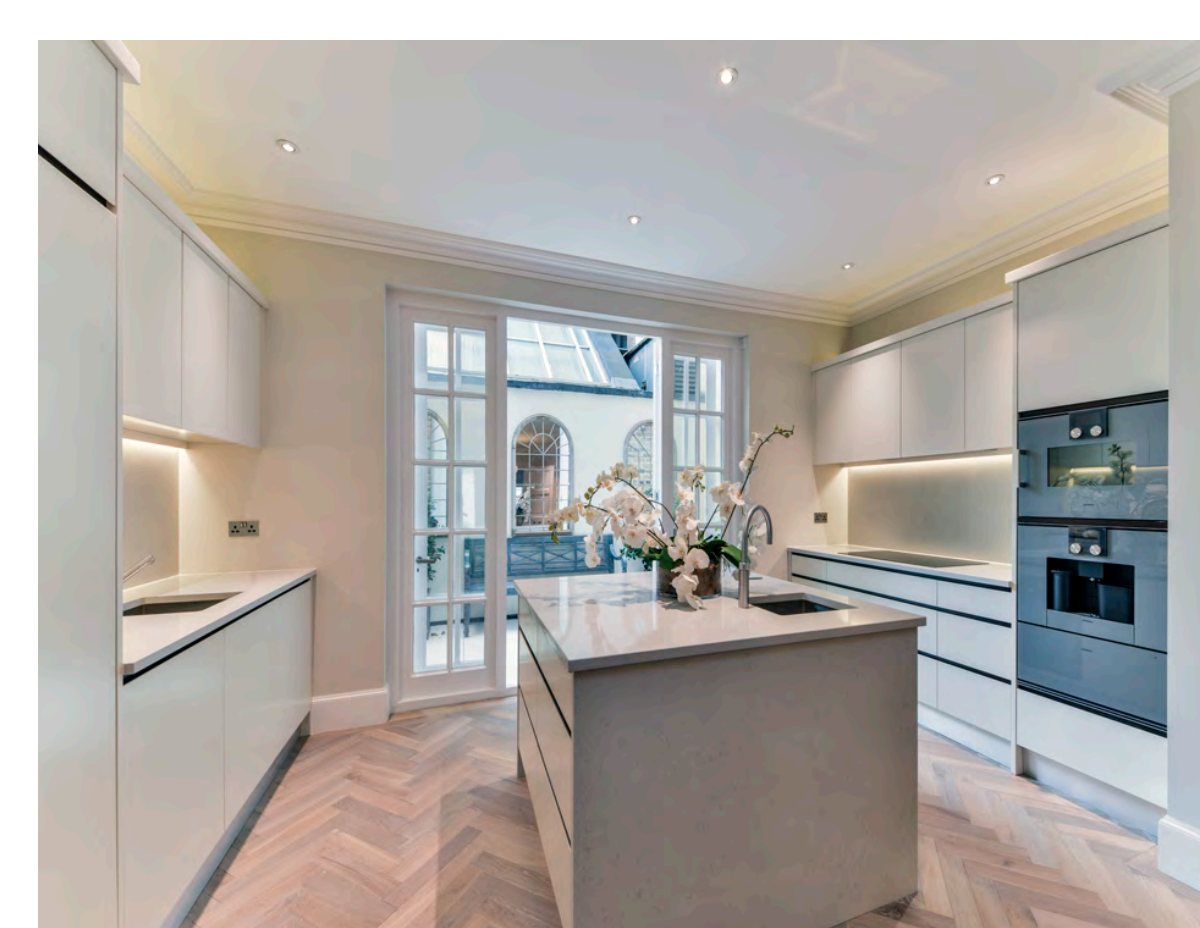
INTRODUCTION

Oliver Bernard Private are delighted to launch this exceptional Grade II Listed townhouse in the heart of Mayfair with a private patio, terrace and lift. Recently renovated behind the original restored façade, this stunning home of approximately 3,960 sq ft is situated across 7 floors with a lift. Featuring the finest materials, lighting and bespoke joinery this beautifully presented home has a wonderful balance of elegant design and original features.



# Entrance Hall

The impressive entrance hall leads through to a spacious open-plan kitchen/dining room with Gaggenau appliances, bespoke cabinetry, a fireplace and its own private patio, providing fabulous entertaining space.



The stunning first floor reception room opens out onto a private terrace, and also leads into the library/study with beautiful cabinetry.





# Bedrooms

There are four bedrooms on the upper floors, three of which are en suite, and all include built in wardrobes and wonderful natural light.

There is a further bathroom and an additional top floor bedroom/studio featuring exposed wooden beams.



# Bathrooms

Experience a stunning bathroom with a luxurious bath, glass-enclosed shower, and his and hers sinks in the master bedroom. Chrome fixtures, elegant marble, and ambient lighting create a tranquil and sophisticated atmosphere.





# Bar & Cinema



The lower ground floor comprises a sumptuous media and games room complete with a bar and guest cloak room, and a further self-contained bedroom, bathroom and utility room.



# Floor Plan

Approx. Gross Internal Area:

3960 Sq Ft – 368 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.

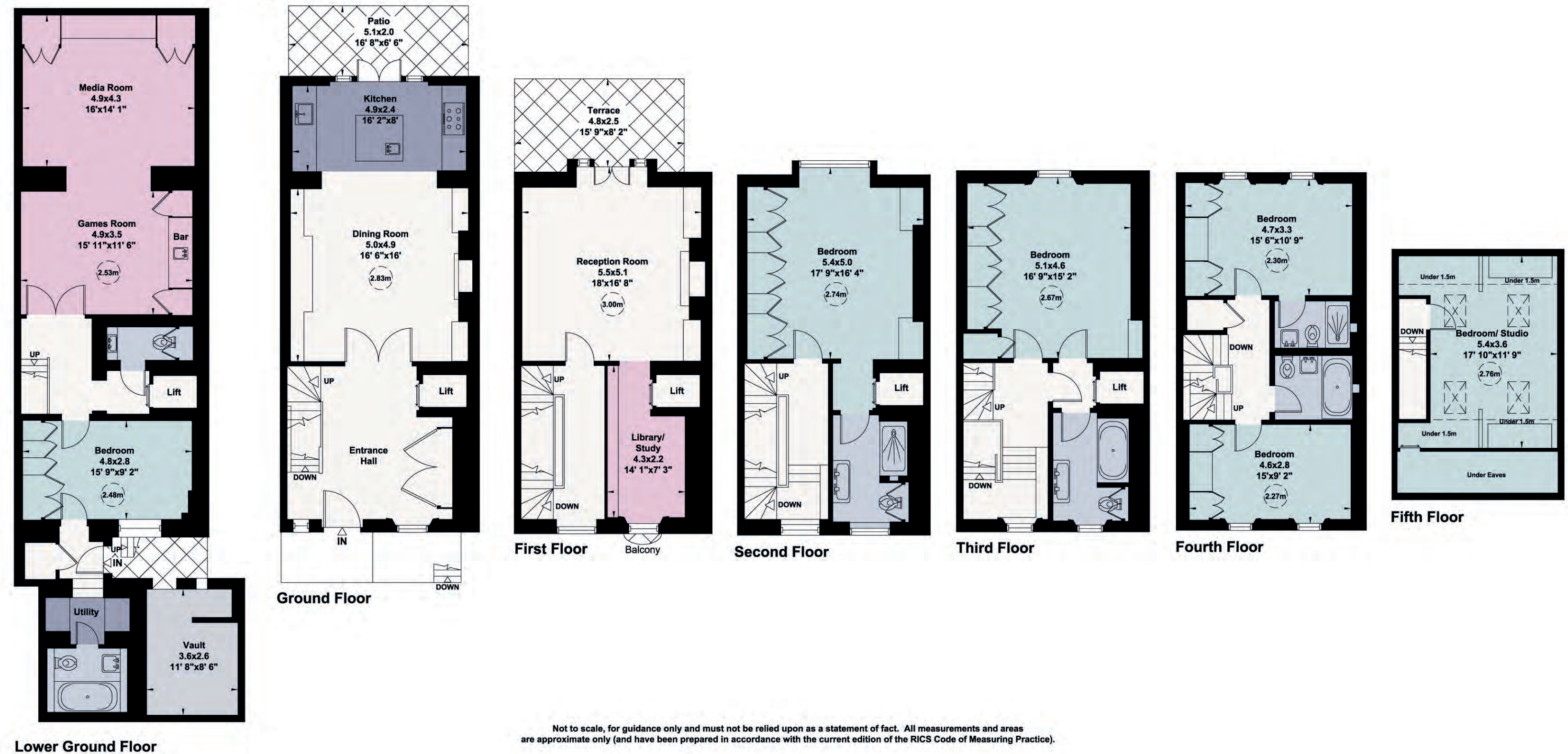
## Important Information

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.

## Chesterfield Hill, W1

Gross internal area (approx.)  
 368 Sq m (3960 Sq ft) Including Vault and Under 1.5m  
 346 Sq m (3723 Sq ft) Excluding Vault and Under 1.5m  
 For identification only, Not to Scale

capital 020 8871 7722



# Location and Amenities

**Further information:**

The house further features a passenger lift from the lower ground floor to the third floor, and a wealth of luxurious detailing & technology including a secure photo entry system, integrated KNX panels to control lighting, heating, air conditioning and electric blinds, under floor heating, Control4 music system, Thyssen Krupp lift and CAT 6 cabling throughout.

**Location:** Chesterfield Hill is situated in the heart of Mayfair, one of London's finest neighbourhoods with its handsome architecture, historic buildings, beautiful parks and garden squares. The area is famous for its luxury shopping, world class restaurants and hotels, clubs and art galleries.

There are excellent transport links from nearby Green Park (0.3 miles), Hyde Park Corner (0.5 miles), Bond Street (0.6 miles) and Piccadilly Circus (1.3 miles) underground stations. Crossrail will also be available at Bond Street station. The greenery of Hyde Park (0.4 miles) and Green Park (0.3 miles) are also close by. Please note all distances are approximate.



X

Principal Bedroom with En Suite Bathroom

Bedroom 2, 3 and 4 with En Suite Bathrooms

Bedroom 5 and 6 with use of the family bathroom



x5

En Suite Bathrooms & Guest WC



3960 sqft

- Reception Room
- Open Plan Kitchen
- Log Burner
- Lift
- Balcony
- AC

Tenure

Freehold

EPC

EPC = D

Guide Price

£8,700,000





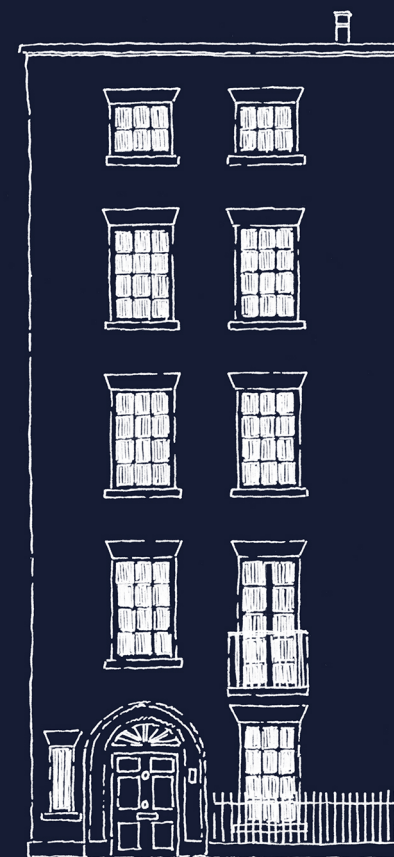
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