

BROOK HOUSE

PARK LANE, MAYFAIR W1



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An exceptional five bedroom apartment with panoramic views of Hyde Park.

Laterally arranged over 3,777 sq. ft on the fourth floor of a purpose built block, situated on the prestigious Park Lane. With direct lift access, the entrance hall leads through to a 44 ft dual aspect reception room with two balconies to enjoy the far-reaching views of Hyde Park. There are five double bedrooms, all with built-in wardrobes and en suite bathrooms. Two of the bedrooms also have balconies including the principal bedroom which also benefits from two en suite dressing rooms.

There is a spacious kitchen with a central island, breakfast area and a separate utility room.

The apartment comes with an additional storage room and two secure underground parking spaces, as well as a 24-hour concierge.

Brook House was previously a mansion constructed by Thomas Henry Wyatt from 1867 to 1869. It was the home of Edward VII's private banker Sir Ernest Cassel and his granddaughter, Edwina Mountbatten, Countess Mountbatten of Burma, who then inherited the property following his death in 1921. A decade later, upon her instruction it was remodelled into flats. After being rebuilt in the late 20th Century, the building now proudly stands as a purpose built block of apartments.

Brook House is located on Park Lane, ideally situated for Hyde Park, the boutique shops and restaurants of Mayfair Village as well as Marble Arch underground station.

"BROOK HOUSE WAS PREVIOUSLY A MANSION CONSTRUCTED BY THOMAS HENRY WYATT FROM 1867 TO 1869"



ACCOMMODATION

- | Entrance hall
- | 44 ft Reception room with two balconies
- | Kitchen/breakfast room with balcony
- | Principal bedroom with en suite bathroom, two dressing rooms and balcony
- | Second bedroom with en suite bathroom and balcony
- | Three further en suite bedrooms
- | Two parking spaces
- | Lift and 24-hour concierge
- | Approximately 3,777 sq. ft of lateral space



“BROOK HOUSE IS LOCATED ON PARK LANE, IDEALLY SITUATED FOR HYDE PARK”



TERMS

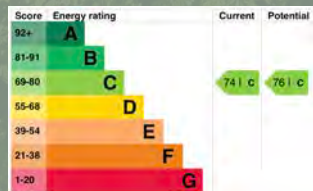
Tenure - Leasehold, approximately 170 years remaining | Service Charge - Approximately £45,000 p.a.
Ground Rent - Peppercorn | Guide Price £19,950,000

TOTAL AREA (APPROX.): 350.9 SQ. M (3,777.0 SQ. FT)

BALCONY AREA: 11.6 SQ. M (124.8 SQ. FT)



FOURTH FLOOR



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Sole Agent



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