

# 31 NORTH ROW, MAYFAIR, W1

A unique opportunity to occupy a Class E Building  
with Window Frontage, Private Terrace & Parking

# 31 North Row Mayfair

An attractive E-class period property, located in Mayfair, London's most exclusive neighbourhood.

## Summary

2394 sqft GIA with potential to extend to 2792sqft GIA

- Private Roof Terrace
- High Ceilings
- Window Frontage
- Parking Space



# The neighbourhood

Classic Mayfair architecture meets a contemporary sensibility to provide a rare opportunity. Put simply, North Row and its environs are the best of the best in luxury. A prestigious street that epitomises style and unadulterated luxury. Brushing shoulders with leafy Hyde Park and the royal Green Park,

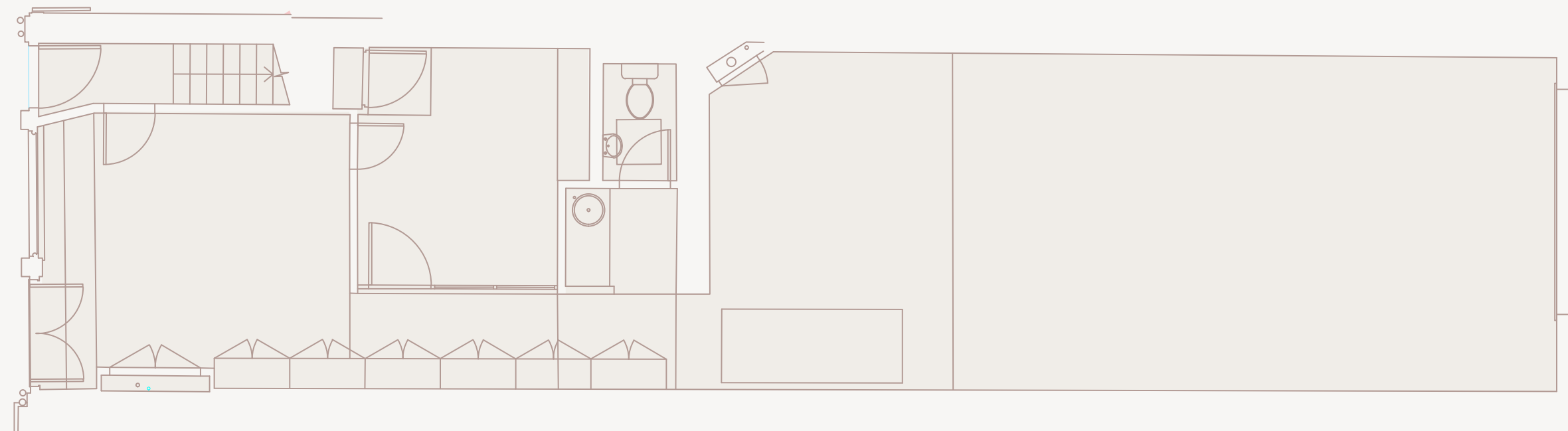
Mayfair evokes old and new world exclusivity. Synonymous with status, heritage and prestige, Mayfair's centre stage is surrounded by world-class shopping, bespoke retailers, fine dining restaurants and cultural attractions.



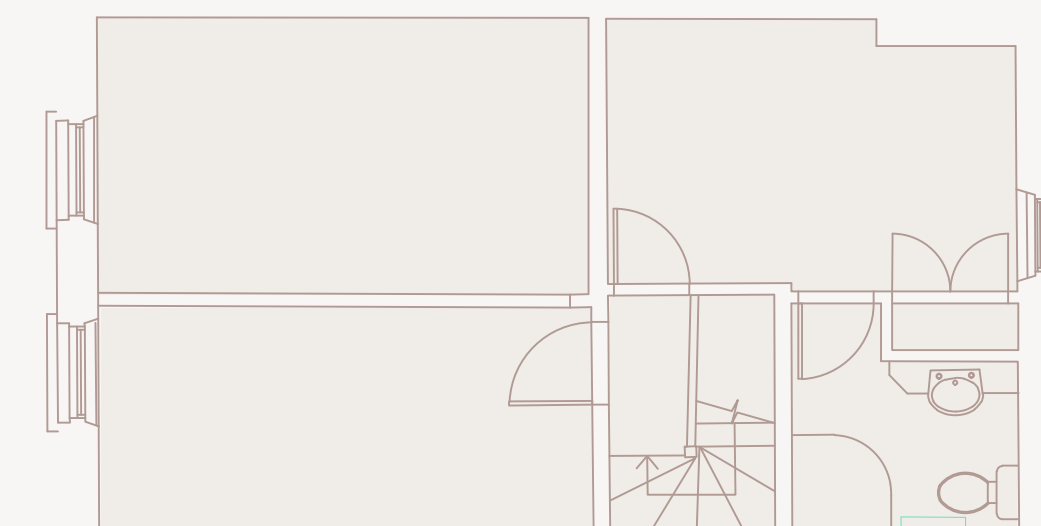
# Description

Comprises a characterful & rare self-contained building arranged over ground, first, and second floors, with scope to create an additional floor in the loft space.

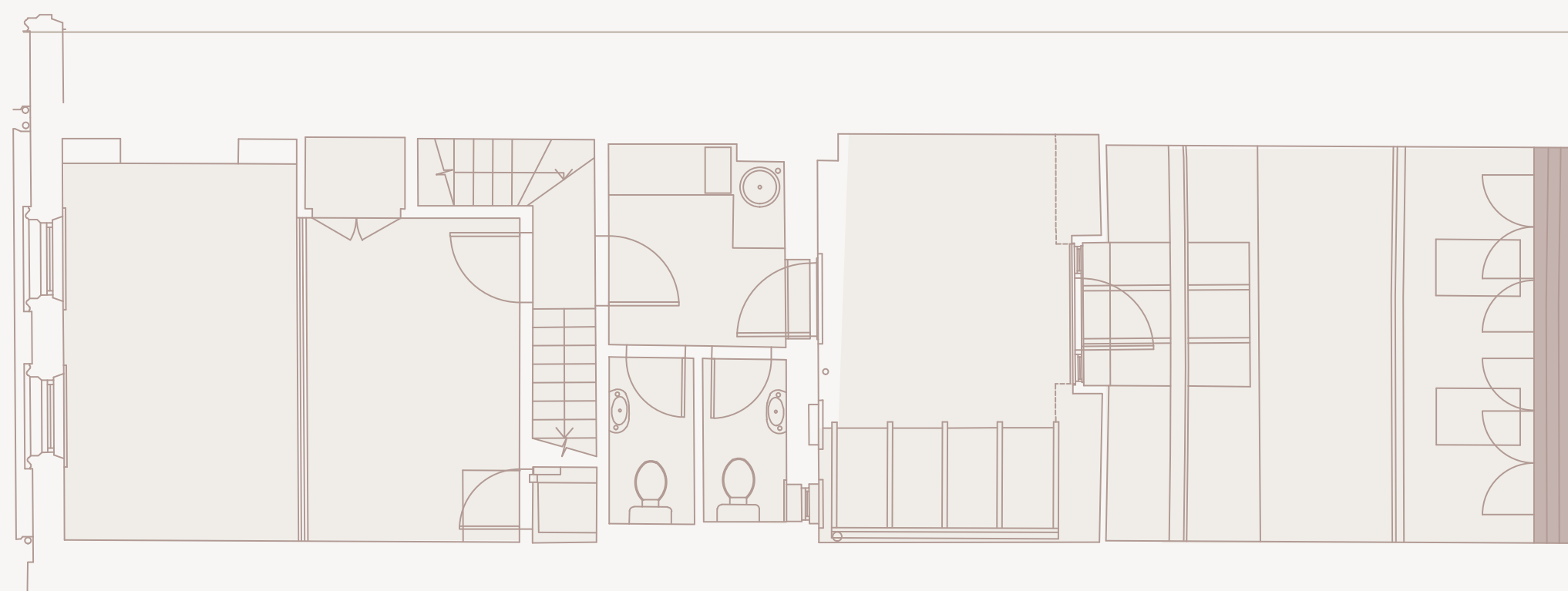
The property benefits from high ceilings and window frontage onto North Row. There is also a private terrace at first floor level and a space to park immediately outside.



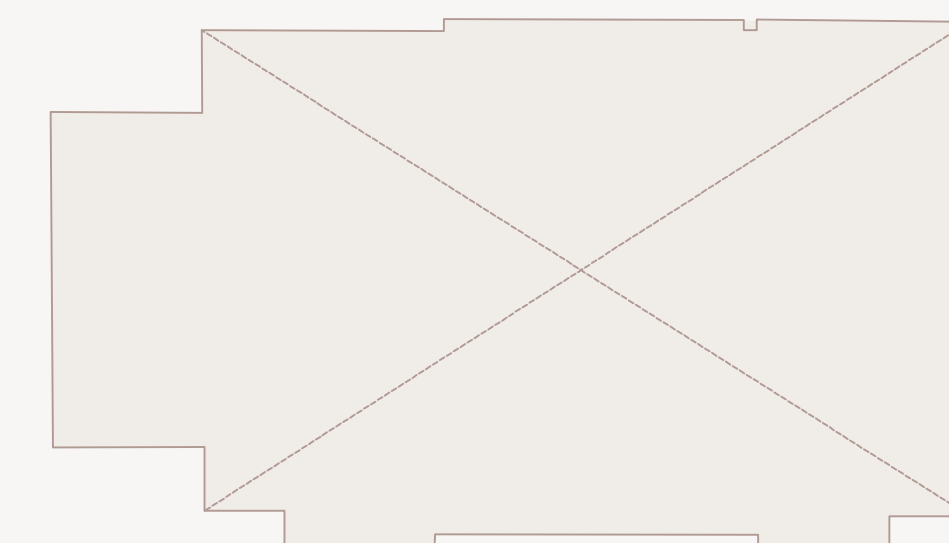
Ground Floor



Second Floor



First Floor



Third Floor (proposed)

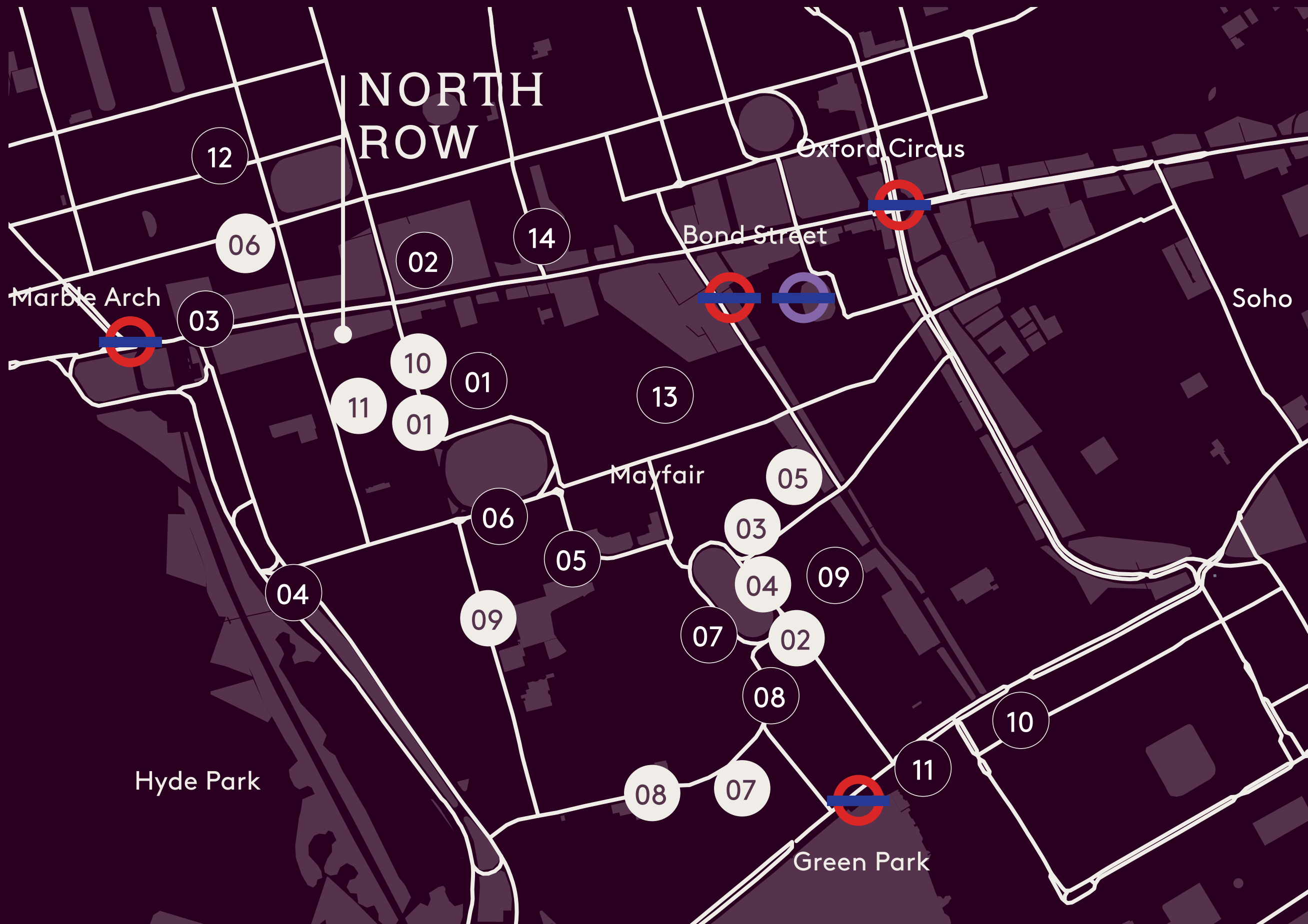
# Accommodation schedule

	Existing m <sup>2</sup>	Existing ft <sup>2</sup>	Proposed m <sup>2</sup>	Proposed ft <sup>2</sup>
Ground floor	93.3	1,004	93.3	1,004
1st floor	64.4	693	64.4	693
2nd floor	39.3	423	39.3	423
3rd floor	0	0	37.1	399
Terrace	25.4	273	25.4	273
	222.4	2,394	259.5	2,792

The above measurements are GIA



# Location



## Entertainment and Culture

- ① Mercato
- ② Selfridges
- ③ Hard Rock Hotel
- ④ JW Marriott Grosvenor House
- ⑤ The Connaught
- ⑥ The Biltmore
- ⑦ Annabel's Private Members Club
- ⑧ The Lansdowne Club
- ⑨ Isabel Mayfair
- ⑩ Tramp
- ⑪ The Ritz
- ⑫ Nobu Hotel
- ⑬ Claridge's
- ⑭ St Christopher's Place

## Transport links

- Bond Street 5 mins walk
- Marble Arch 3 mins walk
- Oxford Circus 8 mins walk
- Green Park 9 mins walk

## Restaurants

- ① ROKA
- ② Sexy Fish
- ③ Hakkasan
- ④ Amazonico
- ⑤ The Guinea Grill
- ⑥ KOL
- ⑦ MiMi Mei Fair
- ⑧ Soho House
- ⑨ Scott's
- ⑩ The Ivy Asia
- ⑪ NAC

# All enquiries contact

Terms - Upon Application

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