

# 3 KINGS YARD

MAYFAIR

# THREE KINGS YARD

Three Kings Yard is a self contained two storey building set within a private gated mews. The building has undergone an extensive refurbishment throughout and has its own private entrance, offering private drop off and secure car parking by separate arrangement.



Reception



Private entrance



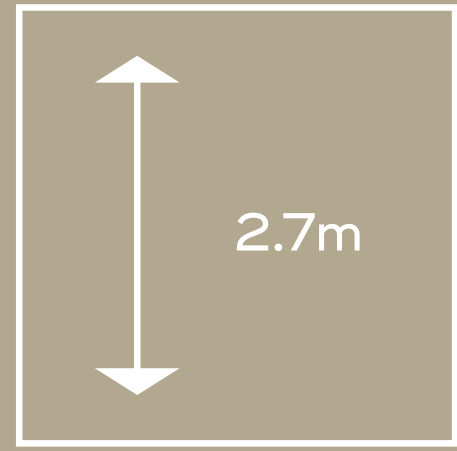
Office space - indicative CGI fit out



Office space



# AMENITIES



Ceiling height 2.7m



18 bike spaces



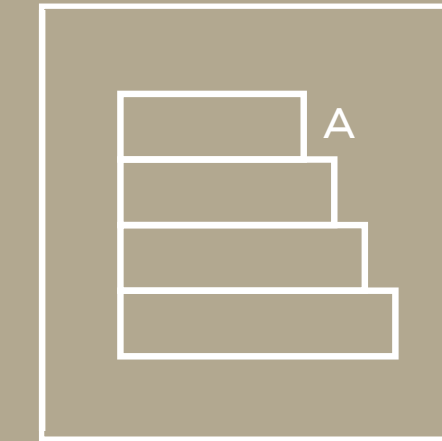
Showers



Air conditioning



Parking available by separate arrangement



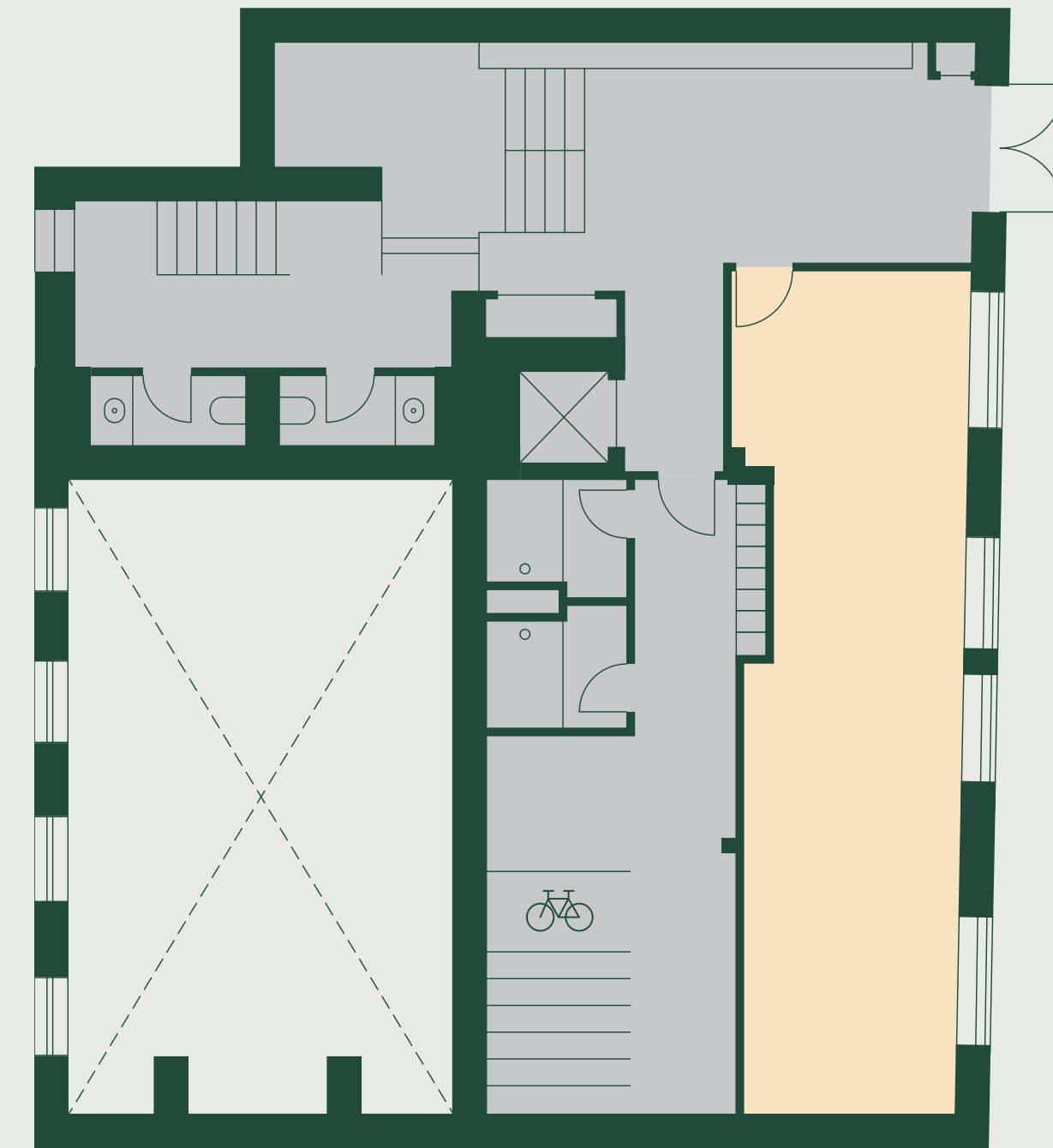
EPC A





Office space


# GROUND FLOOR



THREE KINGS YARD

## FLOOR AREA SCHEDULE

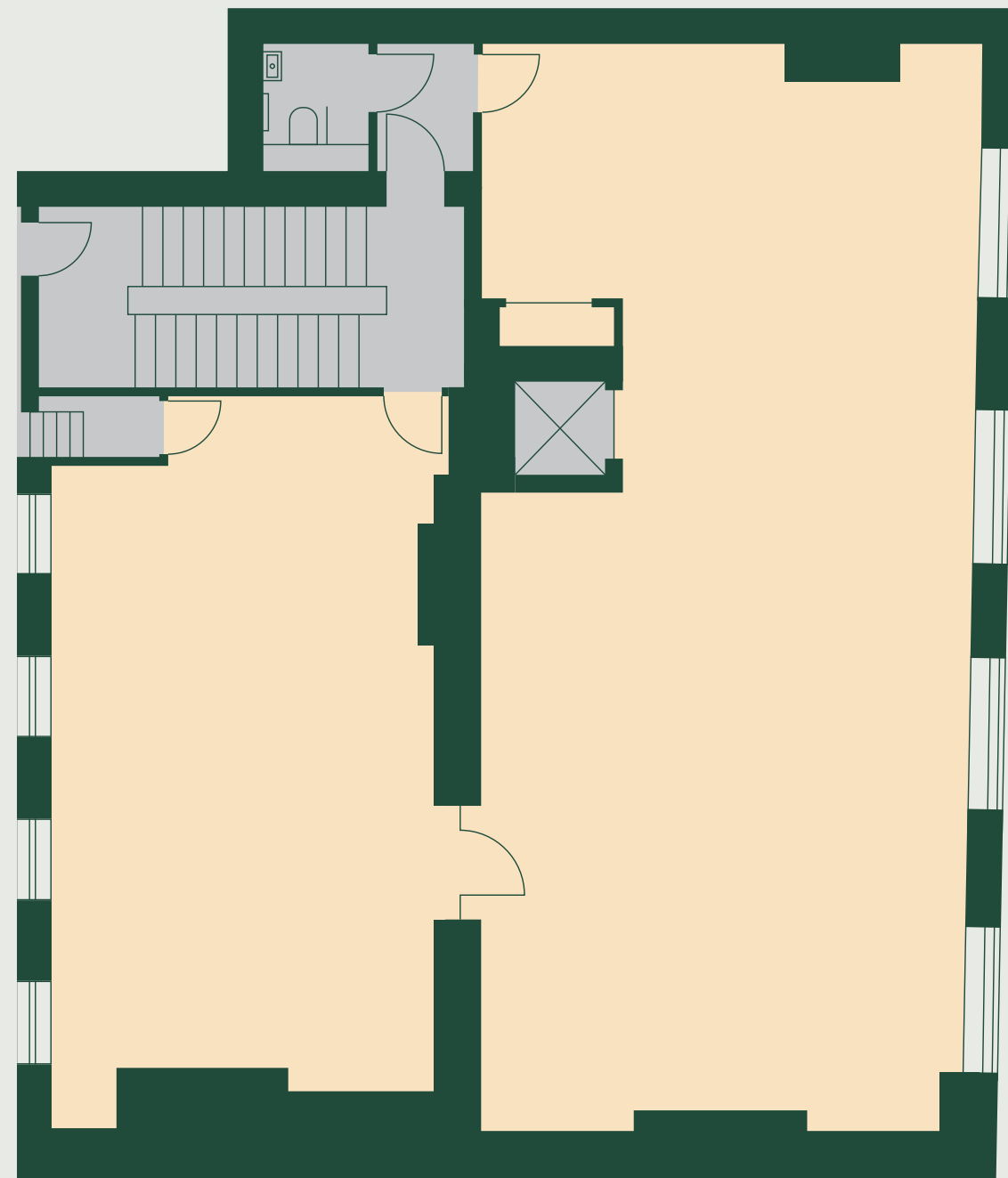
FLOOR	AREA (SQ FT)	AREA (SQ M)
2nd	1,378	128
1st	1,601	148.7
Ground	1,034	96.1
<b>TOTAL</b>	<b>4,013</b>	<b>372.8</b>

N  Indicative Only  
Not to scale

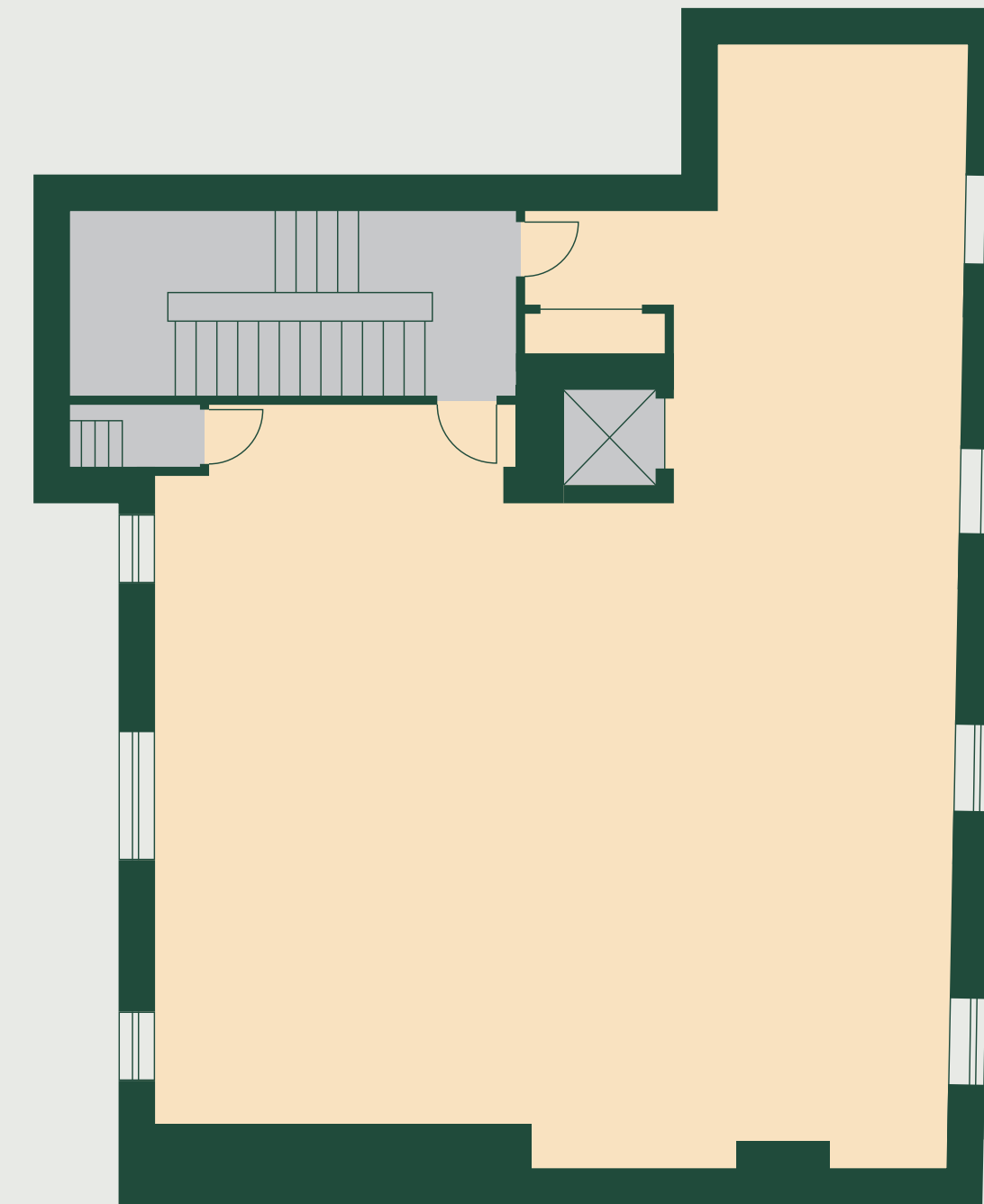
 Core Space  Office Space

# FIRST FLOOR


# SECOND FLOOR



THREE KINGS YARD



THREE KINGS YARD

N  Indicative Only  
Not to scale

 Core Space  Office Space

# GROSVENOR STREET PUBLIC REALM ENHANCEMENTS

Grosvenor Street public realm enhancements aim to transform Grosvenor Street into a greener, more accessible, biodiverse, environmentally resilient street, creating a welcoming arrival for those who work, live and visit here.

Initial ideas for the project include:

- Increase greening: through the introduction of street trees and planting
- Celebrate the street's history: through the use of high-quality materials to compliment the surrounding architecture, and design elements that will reinterpret the historic route of the Tyburn river
- Improve accessibility: regular resting places with seating, improved crossing facilities and decluttering of redundant street furniture
- Encourage active travel: wider footways with enhanced paving materials and off street cycle parking
- Enhanced street lighting



CGI of initial ideas for Grosvenor Street Public Realm





Grosvenor Square

## PRIME MAYFAIR

No 34 sits on the north side of Grosvenor Street, a short stroll away from the iconic Grosvenor Square. This central Mayfair location now also benefits from the introduction of the Elizabeth Line at the Davies Street entrance of Bond Street Underground Station, connecting Mayfair to London Heathrow Airport to the west and Canary Wharf to the East.

The opening of the Chancery Rosewood Hotel on Grosvenor Square on the site of the former US Embassy in 2025 will further cement this location as Mayfair's true core.



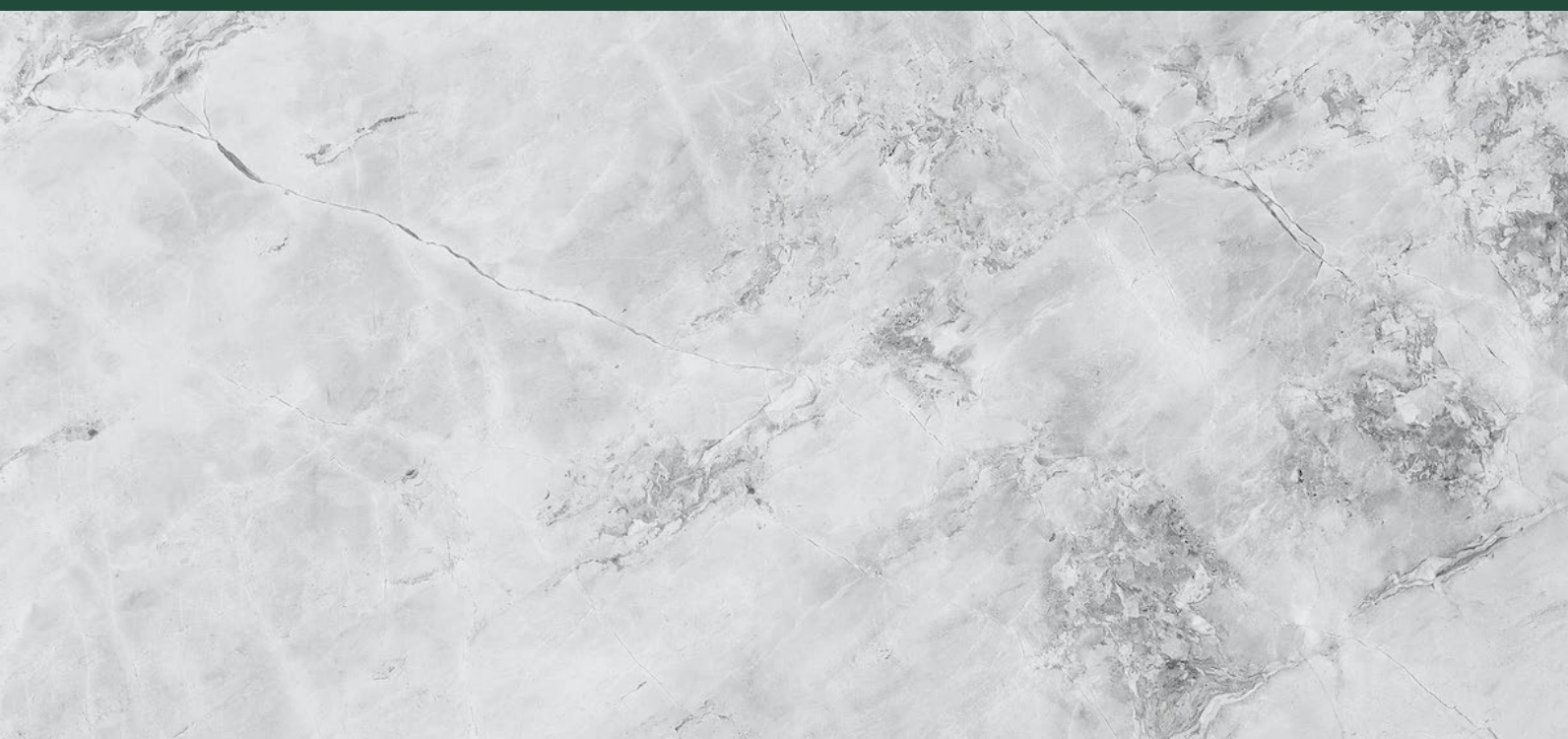
Connaught & Fountain



Mayfair



Purdey Mayfair





## RESTAURANTS & BARS

- 1 Mercato Mayfair
- 2 The Guinea Grill
- 3 Hedonism Wines
- 4 LALI
- 5 Scott's
- 6 NAC
- 7 Le Gavroche
- 8 Cipriani
- 9 Kai Mayfair
- 10 The Footman
- 11 Little House Mayfair
- 12 China Tang
- 13 Tamarind
- 14 The Meat & Wine Co
- 15 Harry's Bar
- 16 Gordon Ramsey
- 17 Bacchanalia
- 18 34
- 19 Socca

## HOTELS

- 20 Claridge's
- 21 The Connaught
- 22 The Dorchester
- 24 Grosvenor House Suites

## WELLNESS & RETAIL

- 25 Annabel's
- 26 Ultimate Performance Gym
- 27 Thirdspace Mayfair
- 28 Dunhill
- 29 Chanel
- 30 Louis Vuitton
- 31 Burberry
- 32 ERDEM

# WELL CONNECTED: THE ELIZABETH LINE



## 3 KINGS YARD



Heathrow

Paddington

Bond Street

Tottenham  
Court Road

Farringdon

Liverpool  
Street

Canary Wharf

Stratford  
International

27 mins

3 mins

Nearest Station

1 min

4 mins

7 mins

15 mins

20 mins



Contact our joint agents for more information



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**34grosvenorstreet.co.uk**