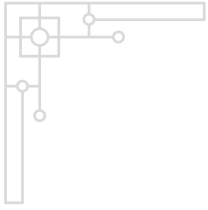




6TH & 7TH FLOORS (FLATS 61, 62, 71, 72)

ALDFORD HOUSE

PARK LANE MAYFAIR W1



ALDFORD HOUSE

THE APARTMENT BLOCK IS AN ECLECTIC MIX OF BEAUX-ARTS AND ART DECO ARCHITECTURE, TYPICAL OF THE PERIOD FROM 1930 AND 1931. THERE ARE STRONG ASPECTS OF ARTICULATION OF THE BUILDING'S MASS, VERTICAL CONTRASTING BANDS AND APARTMENT BALCONIES, ENHANCING THE SENSE OF MOVEMENT WHICH WAS A KEY ELEMENT OF ART DECO ARCHITECTURE.

The principal materials are Portland Stone and London Red Stock Bricks to the outer facade to Park Lane, Park Street, Aldford Street and South Street.

While entering the Art Deco architectural era, the palette of materials still incorporates Portland Stone, Although, in the case of Aldford House this has been carefully articulated with contrasting bands of brickwork.

Portland stone, a limestone geological formation dating to the Tithonian age of the Late Jurassic, is quarried on the Isle of Portland in Dorset.

Portland Stone was commonly associated with London architecture and is notable in significant public buildings such as St Paul's Cathedral, Buckingham Palace and BBC Broadcasting House (the latter by the same architects as Aldford House).

The Portland Stone remains the primary component of the Aldford House facade materials and its restoration will form an important part of the building's refurbishment.

The facade also includes a spectacular high level gable feature to the side of the 8th Floor apartment.





ALDFORD
HOUSE

PARK LANE W

SAN LORENZO

BMW
MOTORRAD
OUR TEAM AND BIKES
AND DOWNSTAIRS



OPPORTUNITY

THIS IS A UNIQUE OPPORTUNITY TO PARTAKE IN THE RESTORATION OF THE 6th & 7th FLOORS CURRENTLY IN SHELL CONDITION GIVING 18,910 SQ.FT. WITH PLANNING FOR 2 UNITS PER FLOOR.



ALDFORD HOUSE WAS ONE OF MAYFAIR'S PRESTIGIOUS 1930S APARTMENT BLOCKS CONSTRUCTED UNDER THE CONSULTANCY OF SIR EDWIN LUTYENS. THE RESIDENTS HAVE COLLECTIVELY PURCHASED THE FREEHOLD AND ARE NOW LOOKING AT PROPOSALS FOR UPGRADING THE WHOLE BUILDING AND COMMON PARTS.

HISTORY OF ALDFORD HOUSE

GEORGE VAL MYER and F. J. WATSON-HART

Born in 1883, George Val Myer established himself as an architect at the age of 19 in Essex. He quickly honed his skills and by 1928 he had completed major projects in London, such as Asia House on Lime Street, and Portsoken House in the Minories. Val Myer also famously designed Broadcasting House, the UK headquarters of the BBC.

Shortly after, George Val Myer formed a partnership with F. J. Watson-Hart to reconstruct areas of Park Lane for the Grosvenor Estate. Part of this task included the demolition and re-build of Aldford House as it stands today.

EDWIN LUTYENS

Born in 1869, Edwin Lutyens was a world-renowned architect completing many notable projects across the UK, as well as playing an important part internationally in the re-design of New Delhi.

Lutyens acted as an advisor for the redesign and construction of Aldford House. This presents a prestigious architectural background for Aldford House.







SIXTH FLOOR

TOTAL AREA (APPROX.): 970.1 SQ. M (10,442.3 SQ. FT)
(EXCLUDING COMMUNAL AREAS)
BALCONY: 61.8 SQ. M (665.2 SQ. FT)



SEVENTH FLOOR

TOTAL AREA (APPROX.): 786.7 SQ. M (8,468.1 SQ. FT)
(EXCLUDING COMMUNAL AREAS)

TERRACE / BALCONY: 116.1 SQ. M (1,249.6 SQ. FT)



APARTMENT 61 SIXTH FLOOR

TOTAL AREA (APPROX.):
450.4 SQ. M (4,848.1 SQ. FT)
(EXCLUDING COMMUNAL AREA)
BALCONY: 29.2 SQ. M (314.3 SQ. FT)





APARTMENT 62 SIXTH FLOOR

TOTAL AREA (APPROX.):
519.7 SQ. M (5,594.2 SQ. FT)
(EXCLUDING COMMUNAL AREAS)

BALCONY: 32.6 SQ. M (350.9 SQ. FT)





APARTMENT 71 SEVENTH FLOOR

TOTAL AREA (APPROX.):
786.7 SQ. M (8,468.1 SQ. FT)
(EXCLUDING COMMUNAL AREAS)

TERRACE / BALCONY:
116.1 SQ. M (1,249.6 SQ. FT)





APARTMENT 72 SEVENTH FLOOR

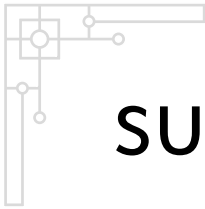
TOTAL AREA (APPROX.):
417.4 SQ. M (4,493.0 SQ. FT)
(EXCLUDING COMMUNAL AREAS)

TERRACE / BALCONY:
65.5 SQ. M (705.0 SQ. FT)



TWO ENTRANCE HALLWAYS

The main apartment entrance doors to No. 1 and No. 5 Park Street have plain flush timber detailing that appears unoriginal and out of context with the overall design of the building. Proposals are to replace these later additions with Art Nouveau style iron and glass entrance doors.



SUMMARY OF THE FOUR UNITS

APARTMENT 61 AND APARTMENT 71

are situated on the South side of Aldford House and both apartments are slightly smaller than their adjacent counterparts. They have outstanding views over Hyde Park and down Park Lane towards the Wellington Arch.

Both apartments also have dynamic views down South Street and over the beautiful 8, 10 and 12 Park Street terrace building. Apartment 71 is more elevated and has wonderful views towards the London skyline formed by the City and Canary Wharf.

APARTMENT 62 AND APARTMENT 72

are situated on the North side of Aldford House and are slightly larger than their adjacent counterparts. They have outstanding views over Hyde Park and up Park Lane towards the Marble Arch.

Both apartments also have dynamic views down Aldford Street towards the Grosvenor Chapel in Audley Street. They also have views over the beautiful 8, 10 and 12 Park Street terrace building. Apartment 72 is more elevated and has wonderful views towards the London skyline formed by the City and Canary Wharf.

UNIT	G.I.A. SQ.FT.	BALCONIES SQ.FT.	TOTAL AREA SQ.FT.
61	4,848.1	314.3	5,162.4
62	5,594.2	350.9	5,945.1
71	3,975.1	554.6	4,529.7
72	4,493.0	705.0	5,198.0
TOTAL	18,910.4	1,924.8	20,835.2

Note: Historical areas from architect.

AREAS - G.I.A.

6th FLOOR: 11,107.5 sq.ft. (including balconies of 665.2 sq.ft.)

7th FLOOR: 9,727.7 sq.ft. (including balconies of 1,259.6 sq.ft.)







TENURE: Offered on a 999 year lease with share of Freehold interest.

PRICE GUIDE: £50,000,000 subject to contract

ENQUIRIES & VIEWINGS

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