

Former London Garage Is Now World's Most Expensive Mews Home After Multi-Million Pound Sale

The 6,200 sq/ft home in London's swanky Mayfair district used to house Bentley racing cars in the 1920s

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The Reeves Mews in London's Mayfair/SWNS

A former garage has become the world's most expensive mews home, selling for approximately £24 million.

The 6,200 sq/ft home in London's swanky Mayfair district used to house Bentley racing cars in the 1920s.



Bought for £7.4 million back in 2011, the house underwent a dramatic facelift where everything but the facade was demolished.

Now a state-of-the-art family pad set over four floors, the home boasts a large cinema, gym, wine cellar and a winter garden roof terrace.

It has a master bedroom suite with two bathrooms and two dressing rooms, five further bedrooms, four more bathrooms and separate staff bedroom accommodation.

There is an impressive 43-foot high staircase which acts as a centrepiece of the property, which is more than six times the size of the average new home.

It also has an integral garage - which has room for no more than one 1920s Bentley Blower, a car which is now worth upwards of £5 million.

When the plush pad went on the market last year with estate agents Wetherell, Knight Frank and Rokstone, its price-tag of £24 million was 130 times more than the typical English home.

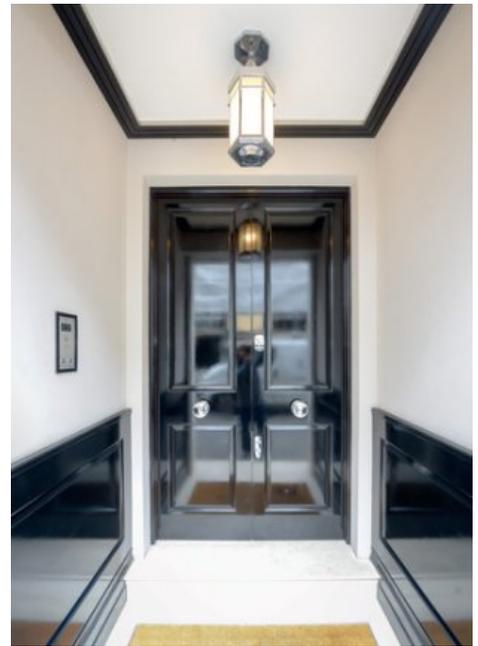
The property's sale was confirmed by James Van Den Heule, director of Fenton Whelan, the upmarket developer behind

the house which was on the Prime London property market for 12 months.

Land Registry records suggest the home was bought by a wealthy Qatari.

Stamp Duty on a £24 million home is around £2.8 million, although Fenton Whelan would not discuss the deal or price paid.

Located on Reeves Mews, behind Upper Grosvenor Street, the home was originally built in the 1920s and used to store racing cars driven by the legendary Bentley Boys who would compete at legendary sports car race Le Mans.



Front door to the Reeves Mews in London's Mayfair/SWNS



The Reeves Mews in London's Mayfair/SWNS

Mews houses would historically be located at the rear of an opulent mansion and be lived in by staff or used as stables for horses.

But in recent years these smaller houses, tucked away from busier streets, have become far more popular and are now selling for multi-million figures.

The luxurious Reeves property is thought to be the most expensive mews house ever sold and James Robinson, general manager at mews specialists, Lurot Brand, thinks it could be a shrewd buy.

He said: "For many years mews houses were the rubbish behind the main homes but today they are like a little oasis.

"They are very discreet and secure and in the best part of town. Reeves Mews ticks all the boxes - it really has been done to the highest standards.

"To get almost £4,000 per sq/ft is astounding, although has had been done beautifully and is in a great part of town.

"What is refreshing is that they haven't gone too subterranean. It is quite humble from the outside but behind the facade it is phenomenal."



The Reeves Mews in London's Mayfair/SWNS

He added: "When I started selling mews houses in the late 1980s they were a lot more affordable.

"You could get them for around £200,000 but this was at a time when there were a lot of garages, so they were noisy with people doing MOTs.

"Once the garages started to leave the prices started rising and they're only going one way.

"I can't think of another mews house which has sold for this much. If the owner keeps it for ten years it might be worth £44 million."

The sale comes at a time where the prime property market is really struggling.

Figures from the Land Registry show the £2 million-plus market slumped 36 per cent in July.

The drastic drop in sales has been partially blamed on the significant rise in stamp duty on the most expensive homes.



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