



World's most expensive garage sells for £24m - 130 times more than the average English home

A former garage which used to house Bentley racing cars became the world's most expensive mews home when it sold for 130 times more than the average English property.



By [Emma Lazenby](#)

Last updated: 06 September 2015, 12:54 BST

A luxurious property that was formerly a garage housing Bentleys in the 1920s became the world's most expensive mews home when it recently sold for a whopping £24m.

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 exclusive and are now selling for multi-million figures.

At 6,200 square feet, the home in London's posh Mayfair is thought to have become the most expensive and luxurious mews house ever sold.

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

Land Registry details show it was last bought in 2011 for £7.4 million.



Planning permission had previously been approved to have everything but the facade demolished and replaced with a state-of-the-art family home.

The Mayfair property now boasts a master bedroom suite with two bathrooms and two dressing rooms. There are five further bedrooms, four more bathrooms and separate staff bedroom accommodation.

Cinema, wine cellar, gym and winter garden roof terrace

Set over four floors, the property boasts a large cinema, gym, wine cellar and a winter garden roof terrace.

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

An amazing 43ft-high staircase acts as a centrepiece of the property – which is more than six times the size of the average new home.

130 times the value of the typical English home

When it 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.

And despite a tough 12 months in the prime London housing market, the property has been bought.

James Van Den Heule, director of Fenton Whelan, the upmarket developer behind the house, confirmed it had been sold but would not discuss it further.

Land Registry records suggest it has been bought by a wealthy Qatari.



James Robinson, general manager at mews specialists, Lurot Brand, described the mews as "phenomenal" and believes 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. "

'It is quite humble from the outside'

"To get almost £4,000 per square foot is astounding – although it has been done beautifully and is in a great part of town," explained Robinson.

"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.

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"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.

Worth £44m in 10 years' time

"I can't think of another mews house which has sold for this much. If the owner keeps it for 10 years it might be worth £44 million."

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

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, from 256 to 164.

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

What do you think of London's mews property prices? Are they obscene - or are you not surprised? Let us know in the Comments below.

