



THE LORD MAYORS PALACE  
&  
THE SWAKELEYS ESTATE LONDON



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Glide into the grand South Entrance Avenue through a sea of green trees.

Into a precious country estate, not in the country, but in London.

Into private parkland with hidden gardens, in an oasis with nature on all sides.

Gaze upon the South elevation of the Lord Mayors Palace, built in 1638, basking in some 25 acres of the Swakeleys Estate, some 15 miles and 29 minutes from Berkeley Square, Mayfair. A perfect vision of classical England.

It is a stunning, intricate, beautifully crafted, historic residence of great importance, rarity and style.

According to English Heritage, the Lord Mayors Palace is one of the most important and finest early 17th century buildings of its very rare type in Great Britain, Grade I listed and as significant as Buckingham Palace.



# THE LORD MAYORS PALACE & THE SWAKELEYS ESTATE LONDON



Wright



Harrington



Vyner

The Lord Mayors Palace sits at the heart of English history of the time.

It was commissioned by Sir Edmund Wright, financier and philanthropist, and was built in 1638.

Sir Edmund was one of the Realm's wealthiest men and a man of great power.

He reflected this by building this glorious residence at vast expense. As Sheriff of London and then Lord Mayor of London, he controlled the army in the City and was pivotal to the finances of King Charles I.

The Lord Mayors Palace was the setting for the exercise of Royal, State, Parliamentary and personal financial power and style in the 17th century, throughout the reigns of King Charles I and King Charles II:

- by the Royalist and the Estate's first owner, Sir Edmund Wright
- by leading Parliamentarian, Sir Robert Harrington, the second owner and
- after the Restoration of the Monarchy in 1660, by Monarchist Sir Robert Vyner, the third great owner of the 17th century.

The Lord Mayors Palace was built to impress, with four exquisite elevations, each subtly distinctive, with an interior designed to entertain, to seduce and to awe as a symbol of power and Royal favour.

The Swakeleys Estate, park and palace, are a powerful and immensely fashionable statement of prestige in flamboyant style. The palace itself was pioneering in its use of classical details, which when combined with precious materials, including black marble quarried from Italy, underlined the owner's great wealth, taste, style and position.

A jewel in a precious setting.



Sir Robert Vyner and his family

© National Portrait Gallery, London

After the Restoration of King Charles II, Sir Robert Vyner used the Swakeleys Estate once again to entertain - to influence and - to impress, at the centre of power.

As a later Lord Mayor of London, he too was one of the richest and most powerful men in the country and his loans to the King gave him huge influence and political power.

It was Sir Robert Vyner who invited the celebrated author, Samuel Pepys, to dine at the Lord Mayors Palace in 1665. Sir Robert was rewarded by Pepys' glowing reference to the Estate and the reception he had received, immortalised in his famous Diary.



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The Lord Mayors Palace and the Swakeleys Estate provides a world-class opportunity, unique in London, to own freehold with vacant possession an historic palace, upgraded to 21st century luxury, blended with new, crafted modern buildings in a magnificent garden and parkland setting, and with its own office building, together some 70,000 ft<sup>2</sup>.

It will be one of the most impressive homes in the world and one of the largest, most stylish, luxurious, secluded and well connected palatial Estates in London.

There is nowhere in London where it is possible to own a home of this scale and importance, within its own park in the green belt, with the unique ability already with planning permission to extend the main building to some 50,000 ft<sup>2</sup> and to the new owner's personal specification and dreams - and also to have modern offices, separate but close by, also in an exceptional and exclusive woodland setting.

Planning permission and Listed building consent have been granted to restore and extend the Lord Mayors Palace, including the construction of:

- a new great hall for banqueting and parties for up to 200 people
- a fitness & leisure centre incorporating swimming pools and a well-being spa of some 5,000 ft<sup>2</sup>
- elegant buildings around landscaped courtyards for further guest suites, offering 15 bedrooms
- staff accommodation and garaging for 15 cars.

When the interior of the Lord Mayors Palace is restored and when the consented new buildings are completed, the Palace will extend to some 50,000 ft<sup>2</sup>.

The Lord Mayors Palace and Swakeleys Estate also includes Harrington House, named after Sir Robert Harrington, a newly refurbished, campus style, air conditioned office building, within a mature woodland setting, of over 20,000 ft<sup>2</sup> NIA. (A picture of Harrington House is contained in the bottom central panel on the location page).

Northolt, the private airport catering for private jets is a ten minute drive away, providing a rare and fast means of international travel. The M40, Central London's western artery, is a short drive away. There is also access to the Metropolitan Railway line a short walk from the Estate.

- 1 The Lord Mayors Palace
- 2 South Entrance Avenue
- 3 Park
- 4 Banqueting Hall
- 5 Fitness & Leisure Centre, swimming pools, tennis courts, cinema, squash courts and well-being spa
- 6 Guest Suites providing 15 extra guest bedrooms
- 7 Staff Accommodation and garaging
- 8 Harrington House, newly refurbished, campus style, air conditioned offices
- 9 North Service Entrance



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South Elevation

A building of magnificence and exuberance



East Elevation  
East Lawn

Virtually unaltered from its original splendour



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The classical murals adorning the walls and ceiling of the Great Staircase are very precious and were painted in the fashionable Italianate manner.

Guests will have entered the great West Entrance, passed the candlelit Great Hall with its Royal statue and lions and walked up the soaring painted stair hall. Here they were guided into the magnificent main entertaining room, with its twin black Italian marble fire surrounds, its hand-hewn black marble window mullions and its sweeping views over the pleasure gardens and Park and entrance into the Long Gallery where Pepys was entertained.

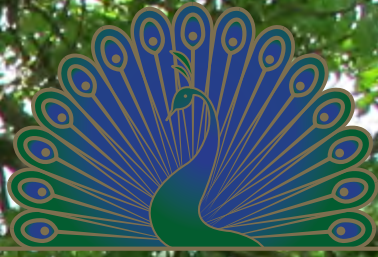
Like the outside of the building, the sheer scale of this room and its very rare and extraordinary ceiling were strong statements of wealth, fashion and power. It is a "show off" piece of great drama, designed to impress and awe, complimenting the taste of the King and reflecting the renowned ceiling in the Royal Banqueting Hall in Whitehall Palace by the King's own favoured architect, Inigo Jones.

A token that this Estate and its owners were at the very heart of the Nation's power, wealth, good taste and fashion is the bust of King Charles I - it still stands, priceless, on the Great Hall Screen, guarded by the Royal Stuart lions.



THE LORD MAYORS PALACE  
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- The Lord Mayors Palace - a private and secret country Estate in London
- 29 minutes' drive to Berkeley Square, Mayfair and 30 minutes to Harrods
- 10 minutes' drive from Northolt international private airport which receives the largest private planes
- Outstanding international and national connections by Heathrow and motorway infrastructure
- In the cluster of London's ancient Royal palaces for pleasure and the exercise of conspicuous power, Kensington Palace, Hampton Court Palace, Kew Palace and Windsor Castle



Drive times to Berkeley Square and Mayfair and to The Lord Mayors Palace (source Google Maps)



**Hampton Court Palace**  
42 mins & 14 miles to Berkeley Square  
37 mins & 21 miles to The Lord Mayors Palace



**The Lord Mayors Palace**  
29 mins & 15 miles to Berkeley Square



**Buckingham Palace**  
6 mins & 1.5 miles to Berkeley Square  
31 mins & 16 miles to The Lord Mayors Palace



**Kew Palace**  
27 mins & 9 miles to Berkeley Square  
28 mins & 14 miles to The Lord Mayors Palace



**Berkeley Square, Mayfair**  
29 mins & 15 miles to The Lord Mayors Palace



**Harrods**  
7 mins & 1.5 miles to Berkeley Square  
30 mins & 15 miles to The Lord Mayors Palace



**Windsor Castle**  
42 mins & 22 miles to Berkeley Square  
24 mins & 15 miles to The Lord Mayors Palace



**St James's Palace**  
4 mins & 1 mile to Berkeley Square  
32 mins & 16 miles to The Lord Mayors Palace



**Kensington Palace**  
9 mins & 2.5 miles to Berkeley Square  
26 mins & 14 miles to The Lord Mayors Palace



**Northolt Private Airport**  
28 mins & 13.5 miles to Berkeley Square  
10 mins & 3 miles to The Lord Mayors Palace



**Harrington House**  
29 mins & 15 miles to Berkeley Square



**Bank of England**  
15 mins & 3 miles to Berkeley Square  
39 mins & 18 miles to The Lord Mayors Palace



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West Elevation



South Elevation

The Lord Mayors Palace was built to impress at the centre of its park with four beautiful elevations



East Elevation



North Elevation

A jewel in a precious green setting, now to be complimented with extensive and luxurious new accommodation



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Julie Rees  
020 7183 4769  
julie.rees@gn2.uk.com

Charles Godfrey  
020 7183 6527  
charles.godfrey@gn2.uk.com

GN|2

[www.gn2.uk.com](http://www.gn2.uk.com)  
**+44 (0)20 7183 7676**

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