

Penthouse in former US Embassy at 1 Grosvenor Square sells for £140  
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# Penthouse in former US Embassy at 1 Grosvenor Square sells for £140 million

It comes with a replica Oval Office that has been rigorously restored



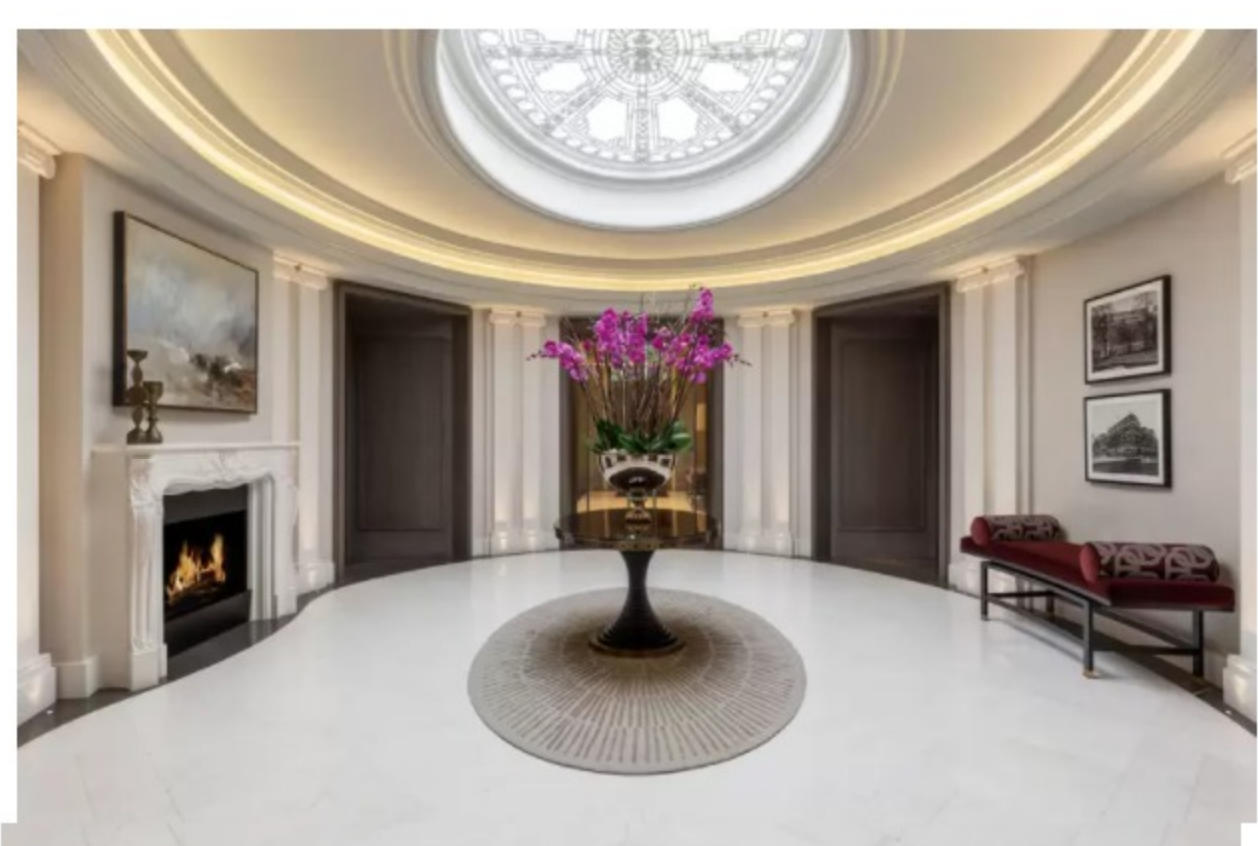
by ANNABEL SAMPSON  
FRIDAY 6 NOVEMBER 2020



NO.1 GROSVENOR SQUARE  
MARK HAZELDINE

With all attention on the next resident of Washington's White House at peak levels of anticipation, we can rest assured that another home with an Oval Office – but this time in London's Grosvenor Square – has been secured for an eye-watering £140 million.

The grand residential development has been home to a string of US Ambassadors from when No 1 Grosvenor Square housed the US embassy (from 1938 until 1960). First off, it was John Adams who was appointed US Ambassador in 1785, prior to becoming the second President of the United States. Next, it was home to a young JFK when his father, Joseph P. Kennedy was appointed US Ambassador to the UK in the 1930s. The *Times* suggests it was the Oval Office replica at the entrance of the building that is said to have helped encourage his young son to go into politics.



THE OVAL ROOM AT THE ENTRANCE OF THE BUILDING  
BILLY BOLTON

The sale is thought to be the most expensive penthouse purchase this year, in a year that has been surprisingly buoyant in terms of luxe, multi-million pound property purchases. As reported in the *Times*, the anonymous buyer has acquired the top storey and two lower apartments at No 1 and has plans to knock them together to create a colossal 15,600 sq ft home.

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The penthouse is also believed to be one of the most expensive in the British capital. It comes with the 'hotel lifestyle' – expect 24-hour concierge offering 360 degrees of services. The building has been redeveloped with a 25m pool, state-of-the-art gymnasium with personal training room, private spa, treatment rooms, library, private cinema and performance venue. In terms of the architectural development, the façade has been painstakingly reconstructed, brick by brick (in order to facilitate higher ceilings), all thanks to British architects Eric Parry. The restoration extends to the reconstruction of the Kennedy's Oval office, which was reportedly created by moulding plaster to the original, damaged, wooden replica.



THE KITCHEN DINING ROOM AT THE SHOW APARTMENT  
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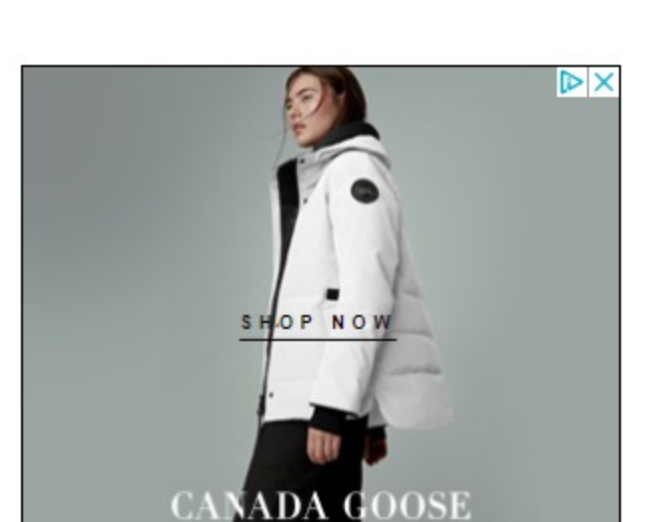
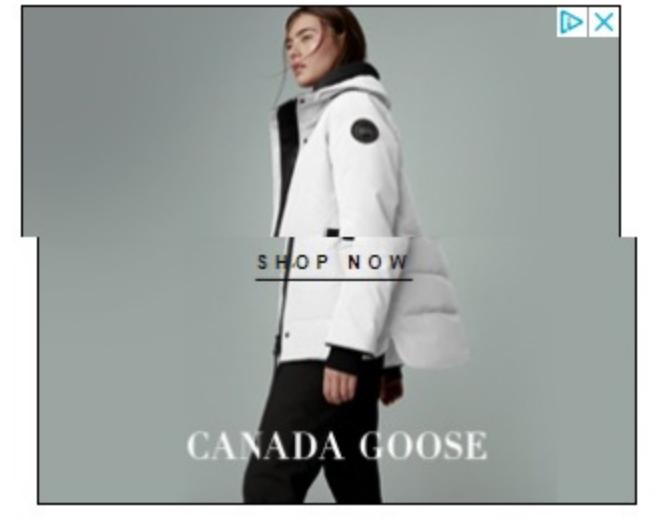
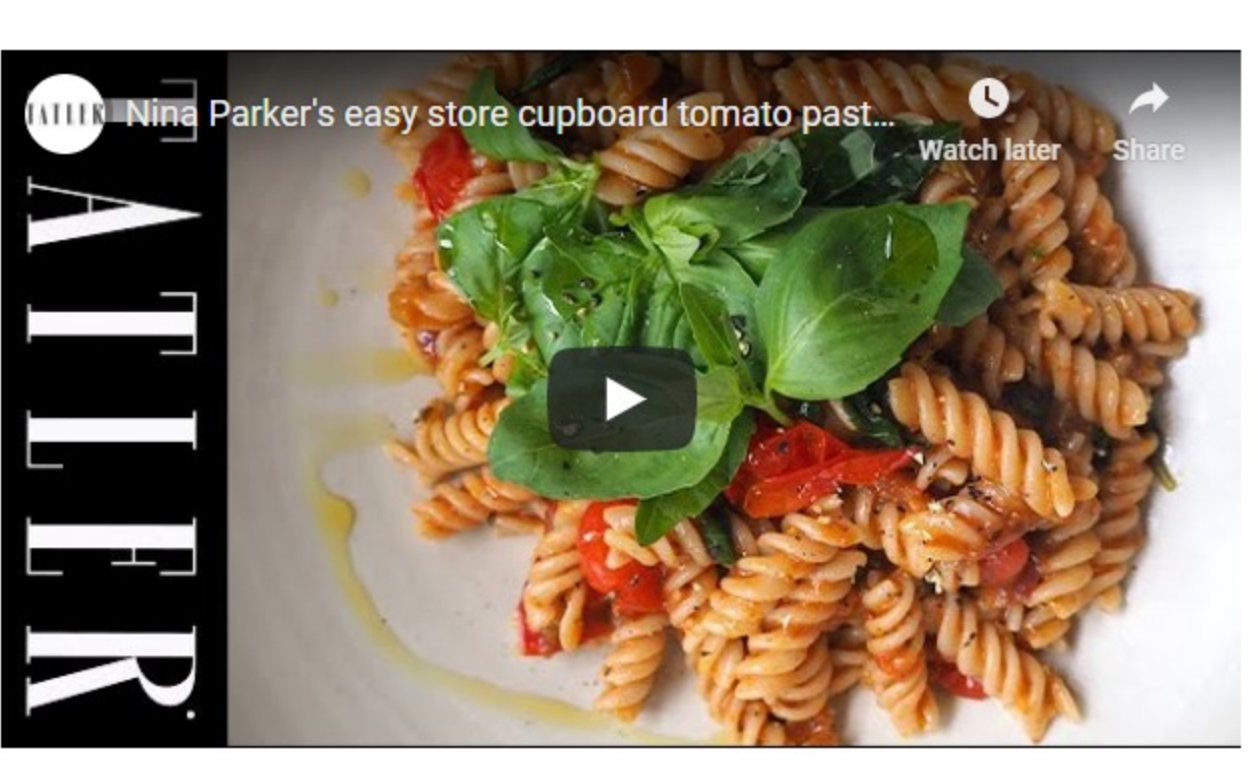
When the Americans moved across the famous square in the 1960s to the London Chancery Building topped by the gilded aluminium eagle (with its 35-foot wingspan), created by Theodore Roszak, it became the Canadian High Commission before being sold to Lodha, the Indian-based developer, for a reported £308 million. The developer has created 40 apartments behind the restored grand façade first commissioned by Sir Richard Grosvenor in the 1700s.



THE LIBRARY AT NO.1 GROSVENOR SQUARE  
BILLY BOLTON

According to *Survey of London*, the address has long had illustrious residents, in 1727 they included 35 'titled folk' – peers, children of peers, baronets and knights. In 2020, the anonymous buyer with his or her £140 million is likely to be no different.

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