

# Knock down a £35m house, tee up a £28m profit

**Alexandra Goss**

THE buyers of a two-storey mews house on sale for £35m could make tens of millions of pounds by knocking it down and rebuilding.

The secret to Britain's most expensive demolition project is the location of 30 Mount Row in the heart of Mayfair, central London, and the planning permission to replace it with a six-storey mansion.

Experts believe the new property would be worth up to £65m, securing a potential profit of up to £28m once rebuilding costs are taken into account.

Designs for the opulent 16,000 sq ft residence include a master bedroom suite measuring 2,000 sq ft, more than twice the size of the average new British home, a 40ft private garden leading to a guest villa, a dining room seating 26 and a library. The planned two-storey basement has a swimming pool, gym, wine cellars, cinema and a bowling alley.

## THE ULTIMATE 100 BRITISH HOTELS

The best hotel in Britain is ... a pub. Find out why

TRAVEL

Peter Wetherell, managing director of Wetherell estate agency, which is selling the freehold property, said: "There are 13 houses in central London openly on the market for more than £30m.

"This is the only tear-down on the list and is the most expensive example ever of a house that has been bought deliberately for knocking down and redeveloping."

Wetherell believes the new mansion would be worth up to £65m.

*London Property Special, Home*



Two-storey house will be demolished to make way for a new six-floor mansion



### Headline mews

Plans for Britain's most expensive demolition project

Basement will feature a swimming pool complex

Guest villa

10-pin bowling alley and cinema