

NOBLE MANSION,
CAMBRIDGE HOUSE,
 THE PROPERTY AND RESIDENCE OF
HER LATE MAJESTY QUEEN CAROLINE.

Particulars and Conditions of Sale,
 OF
THE NOBLE SPLENDID
MANSION,
CAMBRIDGE HOUSE,

PLANNED WITH
SUITES OF SPACIOUS LOFTY APARTMENTS,

JUDICIOUSLY ARRANGED, ELEGANTLY FINISHED AND FITTED UP,

And adapted for the Residence of a Family of the First Rank and Distinction,

SITUATE IN

SOUTH AUDLEY STREET,
Grosvenor Square,

WITH AN ENTRANCE FROM HILL STREET INTO A COURT YARD,

LAI D OUT WITH FLOWER BORDERS, AND CARRIAGE DRIVE, ENCLOSED BY FOLDING GATES;

An extensive Range of Domestic Offices;

A COMPACT DWELLING HOUSE,
 AT THE EAST END,

WITH AN ENTRANCE FROM HILL STREET;

TWO COACH HOUSES, AND STABLES FOR FOURTEEN HORSES;

WHICH,

By Order of the Executors

OF

HER LATE MAJESTY,

WILL BE OFFERED FOR SALE BY AUCTION,

ON THE PREMISES,

By Mr. ROBINS,

(OF WARWICK STREET, GOLDEN SQUARE, AND REGENT STREET,)

On **WEDNESDAY, the 20th of FEBRUARY, 1822,**

AT ONE O'CLOCK.

TO BE VIEWED BY TICKETS ONLY.

Particulars may be had on the Premises; of **WILLIAM VIZARD, Esq.** Lincoln's Inn Fields; and of **Mr. ROBINS,** Warwick Street, Golden Square.

35832,3

PARTICULARS

OF THE

NOBLE SPLENDID MANSION,

Cambridge House,

SITUATE IN

SOUTH AUDLEY STREET, GROSVENOR SQUARE,

WITH AN EXTENSIVE GARDEN,

ENCLOSED BY LOFTY WALLS, AND DOUBLE FOLDING GATES, AFFORDING PRIVATE ACCESS FOR CARRIAGES.

THE MANSION IS MOST SUBSTANTIALLY BUILT,

Planned with capital spacious lofty Apartments,

AND ADAPTED FOR

THE ACCOMMODATION OF A NOBLEMAN OF THE FIRST DISTINCTION,

CONTAINING,

ON THE UPPER STORY,

SEVEN SLEEPING ROOMS, of large Dimensions; a roomy Landing, Water laid on.

ON THE SECOND STORY,

TWO LOFTY PRINCIPAL BED CHAMBERS ON THE WEST FRONT;

DRESSING ROOM; and WATER CLOSET;

A large Gallery;

AND

TWO OTHER CAPITAL BED CHAMBERS ON THE EAST SIDE; WARDROBE ROOM;

AND A SMALLER BED CHAMBER.

ON THE PRINCIPAL STORY,

NOBLE LANDING;

A LADIES' MORNING ROOM,

Walls handsomely coloured in Compartments, Bordered, finished with Pateras, and Gilt Mouldings;

A DRESSING ROOM ADJOINING,

Walls Papered, finished with Gilt Mouldings, enriched Cornice and Ceiling, Statuary Marble Chimneypiece;

A SPACIOUS BED CHAMBER,

Adjoining, with a large Recess, correspondently fitted up, enriched Cornice and Ceiling, Statuary Marble Chimneypiece;

WATER CLOSET adjoining.

These Apartments are enclosed by fine Mahogany Doors.

ON THE EAST SIDE OF THE LANDING,

TWO MAGNIFICENT LOFTY DRAWING ROOMS,

WITH RICHLY ORNAMENTED CEILINGS AND CORNICE, GILT,

COMMUNICATING BY FOLDING DOORS,

Walls hung with Scarlet Damask Paper, Bordered with Black Velvet, and rich Gilt Mouldings; the Doors and Window Shutters painted alike, and Gilt; Windows to the Floor, opening to Balconies, Statuary Marble Chimneypieces;

A LARGE STORE CLOSET.

GROUND STORY,

AN ENTRANCE HALL, PAVED, WALLS STUCCOED;

PORTER'S ROOM ADJOINING;

A Vestibule, or Inner Hall,

Enclosed by folding Doors, Walls Stuccoed and Painted, and a Fireplace;

A Noble principal STONE STAIRCASE, with Iron Balustre, and Mahogany Handrail;

A WAITING ROOM,

Wainscotted, with Recess, Marble Chimneypiece with Wood Dressings; Closet adjoining;

A Noble Dining Parlour,*Walls Wainscotted in Panels, with carved and gilt Mouldings, enriched Ceiling, magnificent Marble Chimneypiece, richly carved, supported by double Rows of Columns, Mahogany Doors, the Dado and Skirting painted in Imitation of Airwood; and an Entrance to the Garden;*

COMMUNICATING BY FOLDING DOORS TO

A SPACIOUS LIBRARY, WITH BOWED END, LOOKING TO THE GARDEN,

Enriched Ceiling, and finely carved Marble Chimneypiece.

BASEMENT,

AN EXCELLENT SECONDARY STONE STAIRCASE TO THE UPPER STORY.

Offices,

STEWARD'S ROOM; SERVANTS' HALL, with Closets;

CAPITAL WINE CELLARS, WITH CATACOMBS;

HOUSEKEEPER'S ROOM, AND STORE ROOM; BUTLER'S PANTRY, AND STILL ROOM;

Water laid on to the principal Part;

A spacious Area in Front, with Vaults for Coals, &c. and Servants' Entrance.

Detached Offices,

Knife Hole; Beer Cellars;

AN EXCELLENT AND COMMODIOUS LOFTY KITCHEN, FITTED UP WITH DRESSER AND SHELVES; COOK'S ROOM;

Scully, with Water laid on; Pantry; Larder; and Wash House;

COMMODIOUS LAUNDRY, WITH MAID'S SLEEPING ROOM;

Area between, with Vaults for various Purposes.

A COMMODIOUS DETACHED RESIDENCE,**ENTRANCE FROM HILL STREET,**

WITH

A LOBBY ENTRANCE; AN EXCELLENT SITTING ROOM, WITH CLOSETS;

SMALL ROOM AT THE BACK; CLOSET;

And Water Closet.

On the First Floor A SPACIOUS BED CHAMBER; TWO SECONDARY BED CHAMBERS;

AND SERVANTS' SLEEPING ROOM OVER.

A YARD,**TWO COACH HOUSES, AND STABLING FOR FOURTEEN HORSES;**

PUMP;

MEN'S ROOM AND LOFTS OVER.

THESE NOBLE PREMISES are held on Lease for NINETY-EIGHT YEARS from Lady-Day 1741,

At a Ground Rent of, per Annum, - - - - - £.32 0 0.

Sundry Articles of Fixtures to be paid for by Valuation.

CONDITIONS OF SALE.

- I. THAT the highest Bidder shall be declared the Purchaser; and if any Dispute shall arise between two or more Bidders, the Estate shall be immediately put up again.
 - II. That no Person shall advance less than Ten Pounds at each Bidding.
 - III. That the Purchaser shall pay down immediately into the Hands of Mr. ROBINS, a Deposit of Twenty Pounds per Cent. in part of the Purchase-Money, and sign an Agreement for Payment of the Remainder, on or before the 5th of April, 1822; all Out-goings will be cleared to Lady-Day, 1822.
 - IV. The Purchaser is to have an Assignment of the Lease (at his own Expense) on Payment of the Remainder of the Purchase-Money, agreeably to the Third Condition; and Possession will be given on completing the Purchase; but no other Title shall be required than the Lease and the Assignment thereof, with all usual Covenants.
 - V. The Auction Duty of Seven-Pence in the Pound to be equally borne by the Vendor and Purchaser.
 - VI. If, through Mistake, any Article is mis-stated or omitted in this Particular, such Error or Errors shall not vitiate the Sale; but the Purchaser or Vendor, as the case may happen, shall pay or allow a proportionate Value, according to the Average of the whole Purchase-Money, as a Compensation either way.
- Lastly*, Upon failure of complying with the above Conditions, the Money deposited shall (at the Expiration of the Time before limited), become forfeited to the Vendor, who shall then be at full liberty to resell the Estate; and if on such Re-sale there should be any Deficiency, the Purchaser at this Sale, neglecting to comply with these Conditions, shall make good such Deficiency to the Vendor, and all Expenses attending such Re-sale.

Printed by J. Brettell, Rupert Street, Haymarket.

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Cambridge House.**

The Property and Residence of Her late MAJESTY
QUEEN CAROLINE.

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OF THE NOBLE SPLENDID

**Mansion,
CAMBRIDGE HOUSE,**

Adapted for the Residence of a Family of Rank & Distinction,

SITUATE IN

**SOUTH AUDLEY STREET,
Grosvenor Square;**

AN EXTENSIVE RANGE OF DOMESTIC OFFICES;

A Compact DWELLING HOUSE

AT THE EAST END;

Two Coach Houses, and Stables for Fourteen Horses:

WHICH,

By Order of the Executors of Her late Majesty,

WILL BE OFFERED FOR SALE BY AUCTION,

ON THE PREMISES,

BY MR. ROBINS,

On WEDNESDAY, 20th FEBRUARY, 1822,

AT ONE O'CLOCK.

*Warwick Street,
Golden Square.*