



SMITH SQUARE | WESTMINSTER SW1P

FORMING PART OF THE OLDEST TERRACE ON SMITH SQUARE, FIRST LAID OUT BY SIR JAMES SMITH IN CIRCA 1726, THIS IS A STUNNING 6 BEDROOM LATERAL HOUSE WITH SUPERB RECEPTION SPACE AND A CHARMING GARDEN, SITUATED ON ONE OF THE FINEST ADDRESSES IN WESTMINSTER. HAVING UNDERGONE A SCHEME OF REFURBISHMENT BY THE CURRENT OWNERS, THE HOUSE NOW OFFERS FLEXIBLE LIVING WITH ROOM IN WHICH TO ENTERTAIN ON A GRAND SCALE. THE HOUSE IS GRADE II\* LISTED AND OFFERS A RICH SENSE OF HISTORY.



With its' own separate entrance for staff and deliveries, the lower ground floor offers a well appointed eat in kitchen with bespoke joinery and an Aga, a tv room, wine cellar, cloakroom, utility room and plant room. Of particular note is the large dining room on the ground floor which leads directly out onto the private garden measuring 35 ft x 29 ft. The main front door to the house enters on this floor where there is also a formal reception room and staff kitchen, as well as storage and guest cloakroom. The first floor provides for an excellent double reception room, 6 windows in width, offering wonderful views over the square to the front and St John's Smith Square. This floor is completed by a discreetly positioned study and storage room. On the second floor, the master bedroom suite with large dressing area and en-suite bathroom is most spacious. Adjacent are two further double bedrooms and a family bathroom. On the third floor there are three bedrooms that would make excellent children's bedrooms, all being on one floor. There is another family bathroom and the house is completed by an excellently located utility room.

In recent years, the immediate area has seen a huge investment into infrastructure and amenities, creating a wealth of interest in the area and a marked increase in the number of shops, bars and restaurants on offer. Transport links on offer are excellent with Westminster and St James's Park both being within 0.5 miles of the house. Victoria Station is 0.9 miles away and provides for easy access to Gatwick and beyond. Smith Square is a most prestigious address, synonymous with easy access to many of London's most recognisable landmarks, including The Houses of Parliament, Buckingham Palace, Westminster School, The Home Office, Westminster Abbey and St James's Park, to name a few.







## ACCOMMODATION

Master Bedroom suite with en suite Shower Room | 5 Further Bedrooms | Family Bathroom | 2 Family Shower Rooms | Reception Room | Double Drawing Room | Sitting Room | TV Room | Kitchen | Breakfast Room | Study | 2 Utility Rooms | Galley Kitchen | Guest Cloakroom | Wine Cellar | Storage Room | Plant Room | Terrace | Garden | EPC TBC

## TERMS

Asking Price Price on Application | Tenure Freehold | Local Authority City of Westminster

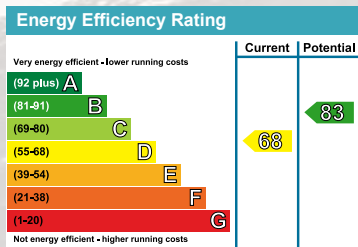
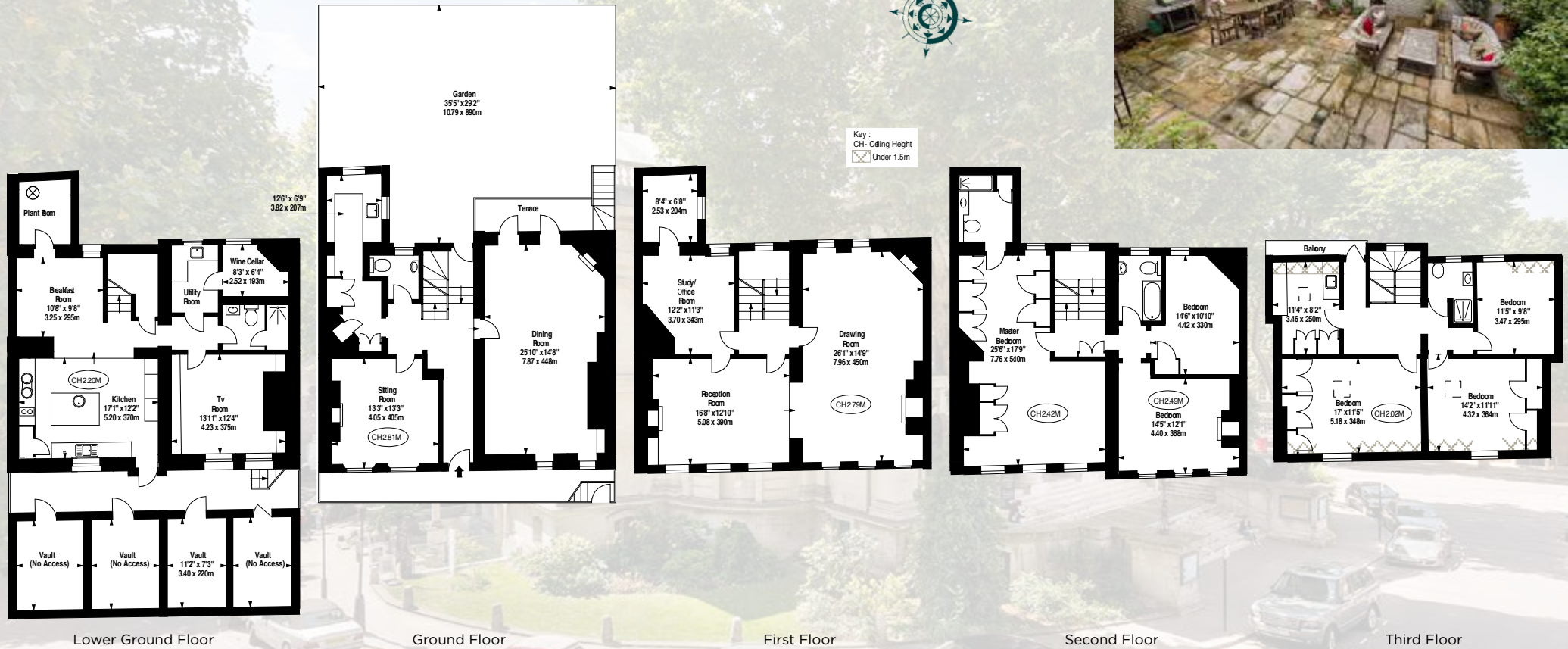




APPROXIMATE GROSS INTERNAL AREA  
 4,492 SQUARE FEET 417.31 SQUARE METRES  
 (EXCLUDING VAULTS, INCLUDING UNDER 1.5M)



Key:  
 CH- Ceiling Height  
 ☒ Under 1.5m



We wish to advise prospective purchasers that we have prepared these sales particulars as a rough guide. We have not carried out a detailed survey or tested the services, appliances or specific fittings. Measurements are approximate.

**OCULUS**  
 PROPERTY ADVISORS

Tel: +44 (0)20 3195 6513  
 enquiries@oculusproperty.co.uk  
 80 Victoria Street, London, SW1E 5JL

**MASKELLS**

71 WALTON STREET, LONDON, SW3 2HT  
 +44 (0)207 581 2216  
 www.maskells.co.uk sales@maskells.co.uk