







Fully equipped with modern amenities throughout, on the ground floor there is a large open-plan family kitchen, dining and living room, as well as private offices and a study. The domed entrance hall has a grand, sweeping, cantilevered staircase which takes you from the ground floor up to an enfilade of three magnificent entertaining rooms on the first floor. There is a particularly impressive drawing room with beautiful tree-top views, a panelled library and a travertine lined art-deco dining room which was featured in Country Life when designed in 1931.

Mulberry House is one of the largest and most distinguished houses in Westminster, occupying a prime corner position on secluded Smith Square and providing space on an unrivalled scale.

The Grade II Listed property was built in 1911 by the renowned architect, Sir Edwin Lutyens, as a private residence and was extensively refurbished by the current owners.





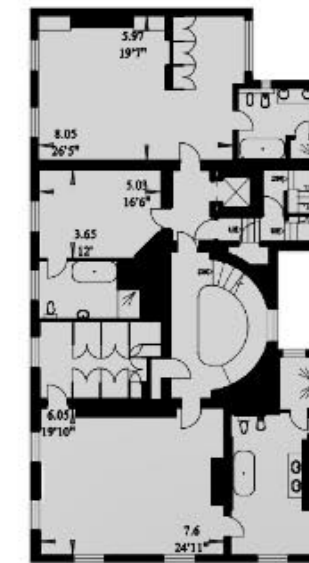
The upper floors provide a grand master bedroom suite and a further six bedrooms with en-suite bathrooms. Staff accommodation is provided on the lower ground floor. On the top floor is a gym and a roof terrace.

The front of the property has views over St John's, a former Baroque church which is now used as a classical music venue and the roof terrace has views towards the Houses of Parliament. Smith Square was originally built in 1726 along with adjacent Lord North Street and the area is renowned for its period properties.





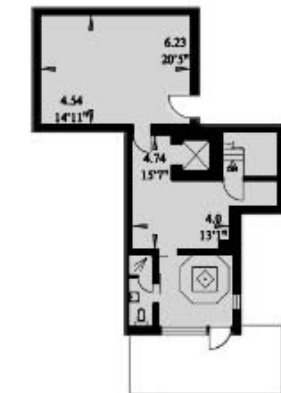
36 Smith Square Westminster, London SW1



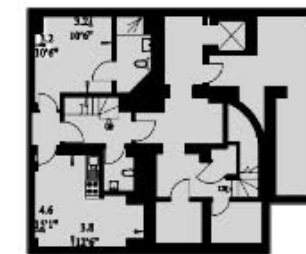
SECOND FLOOR



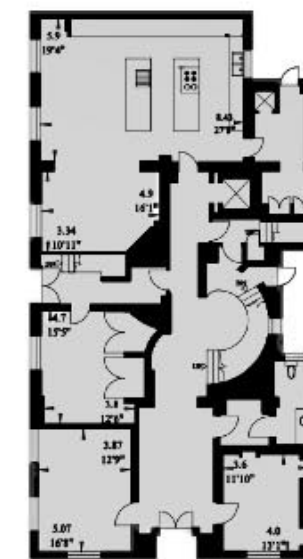
THIRD FLOOR



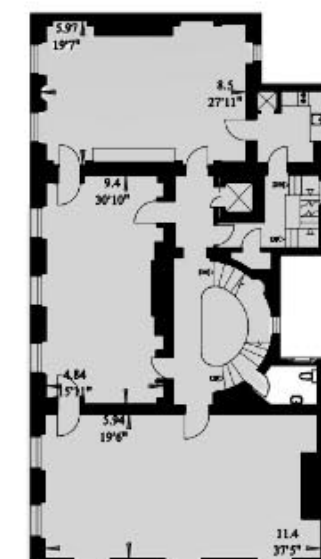
FOURTH FLOOR



LOWER GROUND FLOOR



GROUND FLOOR



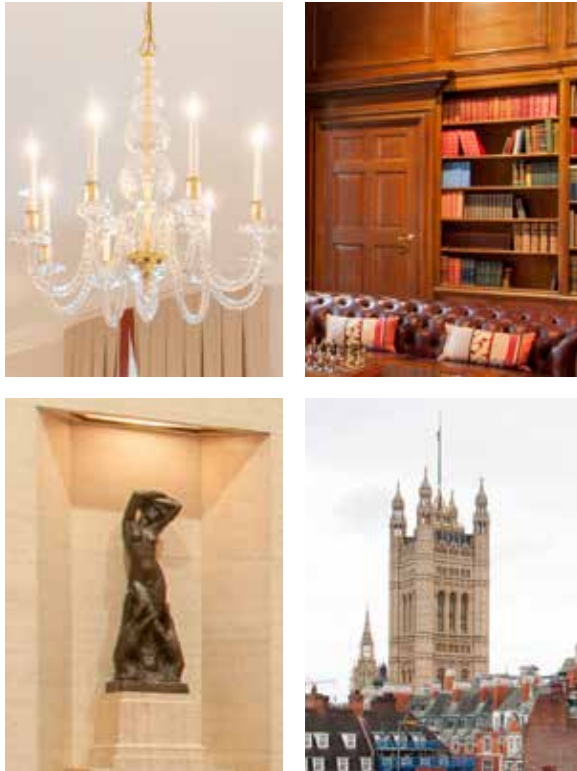
FIRST FLOOR

SMITH SQUARE LONDON SW1

Gross Internal Area = 1088 sq. metres
11,720 sq. feet

12 Greycoat Place,
London SW1P
Sales
020 7590 9579

Energy Rating: tbc. We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



Freehold
Price on Application



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