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# BRITTON STREET

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# BRITTON STREET

- ARCHITECT DESIGNED PERIOD HOUSE
- 5570 SQFT (517.5 SQM)
- 6 BEDROOMS
- 6 BATHROOMS & 2 WC'S
- SWIMMING POOL
- CINEMA ROOM
- PRIVATE PARKING
- PERFECT LOCATION









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# DESCRIPTION

This Grade II Listed, 5570 Sqft (517.5 sqm) Georgian house situated in prime central Clerkenwell has been painstakingly restored and creatively extended by the current family owners to provide a truly unique and private sanctuary. The front portion of the home is a beautiful Georgian house, three windows wide and set across five floors of accommodation and it's imposing facade gives way to a welcoming entrance hall full of original charm.

There is a double length formal reception room with high ceilings, fire place and a small Wig room at the rear. Moving up the house, the first floor is home to a very large bedroom linking through to a smaller bedroom and en-suite bathroom. This could quite simply become one vast master suite with dressing room. The second floor has two further bedrooms whilst the top floor is a later addition to the original build and features a large open plan bedroom and bathroom suite. Leading off the master suite is the smaller of the three roof terraces. From the landing is a further stair case leading up on to a wonderful large roof terrace with spectacular views of St Pauls, the Shard and the roof tops of Clerkenwell. A perfect spot to take in a sublime London sunset.

The lower ground floor completes this front section of the house with a self contained one bedroom apartment, which would be ideally suited for an au pair, extended family members or private tenants alike. Access is via main staircase to the house or its own private front door on to Britton Street. The rear quarters of the house is where it really comes to life with a three storey extension completed in 2015.

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As you enter through from the Georgian building you are met by the voluminous entertaining space of a 53ft (16.53m) kitchen dining room with glass panel ceiling which can be frosted with the touch of a button via your smartphone. The bespoke designed Boffi kitchen is simply stunning and is complete with Gaggenau cooking appliances and full height Miele fridge and freezer. Designed to integrate inside with outside, there is an open air courtyard between the old and new sections of the house which is filled with a glorious cherry blossom tree. Toward the rear of the room is a separate WC, ample storage cupboards and back door leading to a secure bike/pushchair storage area and access to the rear secure exit passage way. An incredible cantilever staircase leads up to a 30ft (9.14m) family and TV room with huge windows looking down in to the main house.

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# SPA

The excavated basement provides a piece de resistance to the home and really sets it apart from the crowd completing the house with its very own swimming pool with a skylight which also acts as a glass floor in the courtyard section to the kitchen allowing light to flow effortlessly through all floors.

The pool has a relaxing Jacuzzi function if you just want to unwind or push the button for a powerful jet to swim against for a good work out. From here you can step in to the all glass sauna before taking an invigorating shower in the divine wet room. There is also a separate WC and bar area with instant boiling water tap.

Beyond the spa room lies the fully sound proofed and air-conditioned cinema room with projector screen and surround sound system. Not only does this room provide the perfect entertaining space for any movie lover, it is also the central hub for the Creston smart home system.

A hatch in this room opens to the wine cellar which retains an ambient consistent temperature throughout the year. An alarm system is installed through out the property including CCTV cameras. All 3 floors to the extension have an integrated sound system (Wall mounted in the cinema and within the ceilings in the kitchen and living room).

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# OUTSIDE

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Further stairs lead up to yet another roof terrace which is ideally suited for hosting BBQ's on a summer's day or a cosy retreat for a glass of wine in the evening.





# FLOORPLAN

## Britton Street

Approximate Gross Internal Area

Basements = 1519 Sq Ft (141.1 Sq M)

Ground Floor = 1616 Sq Ft (150.1 Sq M)

First Floor = 1172 Sq Ft (108.9 Sq M)

Second Floor = 665 Sq Ft (108 Sq M)

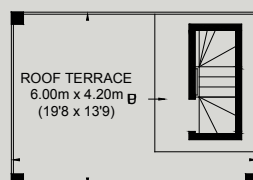
Third Floor = 541 Sq Ft (50.3 Sq M)

Wine Cellar = 57 Sq Ft (5.3 Sq M)

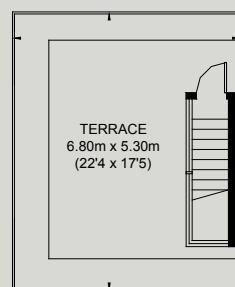
Total = 5570 Sq Ft (517.5 Sq M)



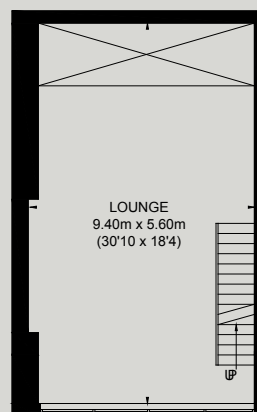
= SKYLIGHT / ROOF WINDOW



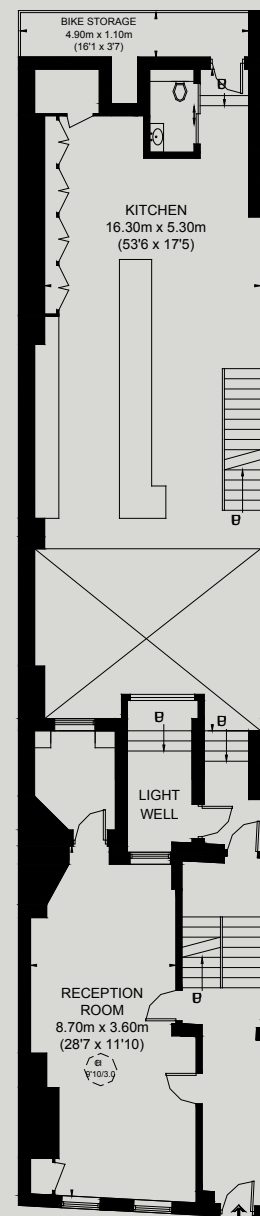
ROOF TERRACE  
6.00m x 4.20m  
(19'8" x 13'9")



TERRACE  
6.80m x 5.30m  
(22'4" x 17'5")



LOUNGE  
9.40m x 5.60m  
(30'10" x 18'4")

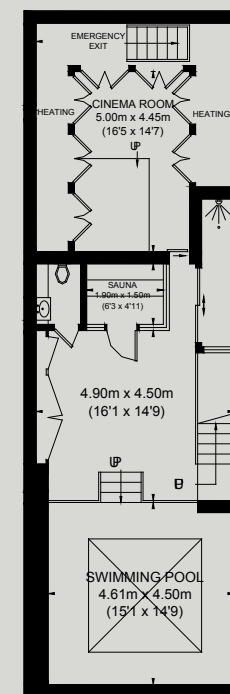


KITCHEN  
16.30m x 5.30m  
(53'6" x 17'5")

BIKE STORAGE  
4.90m x 1.10m  
(16'1" x 3'7")

RECEPTION ROOM  
8.70m x 3.60m  
(28'7" x 11'10")

LIGHT WELL

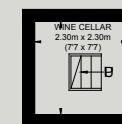


SWIMMING POOL  
4.61m x 4.50m  
(15'1" x 14'9")

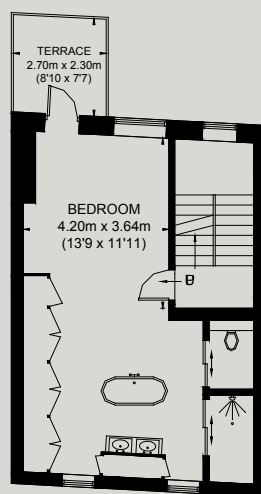
CINEMA ROOM  
5.00m x 4.45m  
(16'5" x 14'7")

SAUNA  
4.00m x 1.50m  
(13'2" x 4'11")

4.90m x 4.50m  
(16'1" x 14'9")

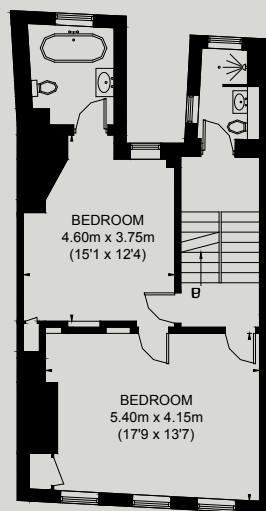


WINE CELLAR  
2.30m x 2.30m  
(7'7" x 7'7")



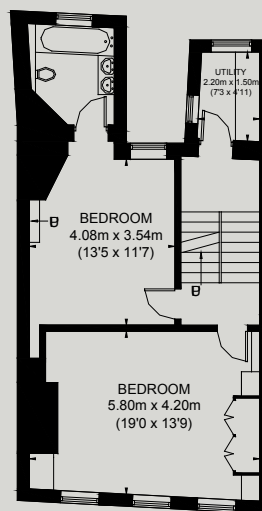
BEDROOM  
4.20m x 3.64m  
(13'9" x 11'11")

TERRACE  
2.70m x 2.30m  
(8'10" x 7'7")



BEDROOM  
4.60m x 3.75m  
(15'1" x 12'4")

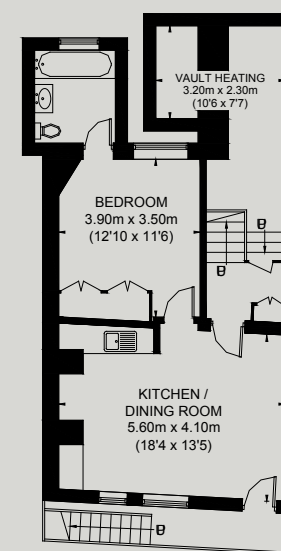
BEDROOM  
5.40m x 4.15m  
(17'9" x 13'7")



BEDROOM  
4.08m x 3.54m  
(13'5" x 11'7")

BEDROOM  
5.80m x 4.20m  
(19'0" x 13'9")

UTILITY  
2.20m x 1.50m  
(7'3" x 4'11")



BEDROOM  
3.90m x 3.50m  
(12'10" x 11'6")

KITCHEN / DINING ROOM  
5.60m x 4.10m  
(18'4" x 13'5")

VAULT HEATING  
3.20m x 2.30m  
(10'6" x 7'7")

THIRD FLOOR

SECOND FLOOR

FIRST FLOOR

GROUND FLOOR

BASEMENT

BASEMENT

WINE CELLAR

FOR CLARIFICATION: We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemized within these particulars.





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