

tavistockbow

For Sale



People Make Places



Mercer Street, Seven Dials WC2

2 bedrooms | 1,884 sq ft

£2,950,000





- Grade II listed Townhouse
- Former warehouse building
- Heaps of character
- Two bedrooms
- Two bathrooms
- Large kitchen/dining space
- Great location in Seven Dials
- Bright & voluminous living space
- Balcony overlooking Ching Court
- Close to Leicester Square & Covent Garden



Mercer Street, Seven Dials WC2



Overview

A rarely available freehold townhouse located on Mercer Street, one of the characterful streets within the Seven Dials conservation area, Covent Garden's village.

This Grade II listed warehouse conversion forms part of the Comyn Ching triangle, an award winning urban regeneration project designed in the 1980's by world renowned architect Sir Terry Farrell, and has a colourful past being once owned by Blur bassist, 90's Britpop badboy and latter day cheese-meister Alex James.

Arranged over five floors, the house is entered from the street, opening into a grand entrance library, with high ceilings and floor to ceiling bespoke bookshelves, with a pleasant outlook from the full height windows on to Ching Court at the rear.

On the lower ground floor, there's a modern well appointed kitchen with central island, opening to a large breakfast/dining room illuminated by large skylights.





Stairs to the first floor open on to a vast dual aspect reception room, with handsome original timber floors, exposed painted brickwork and large original loading doors at one end, flooding the space with natural light along with the French doors opening on to a small balcony overlooking the tranquil courtyard of Ching Court.

The second floor features a guest bedroom with dressing room and bathroom and finally the top floor is solely occupied by a fantastic master bedroom, with beautiful vaulted ceilings, original feature windows, wonderful light from skylights and a fantastic open plan bathroom with lovely freestanding roll top bath.

Seven Dials has an interesting history of its own, originally developed by Thomas Neale in the early 1690's with a view to attracting affluent residents, however for much of its early history it was full of gin shops and ne'er-do-wells, with a pub on every corner (only The Crown remains today) and a series of





interconnecting tunnels between each, perfect for a quick escape. The area became regarded as somewhat of a slum, even referenced by the great Charles Dickens himself.

Nowadays, Seven Dials has more of a village feel much closer to Neale's original vision. The eclectic mix of cobbled streets, historic architecture, independent boutiques, theatres, restaurants, coffee shops and of course the iconic sundial give the area a unique atmosphere within London's buzzing West End.

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People Make Places

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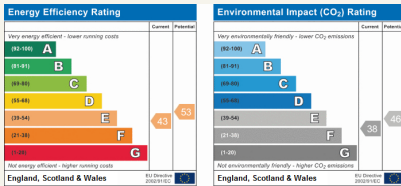
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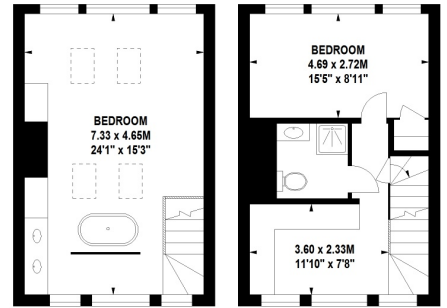
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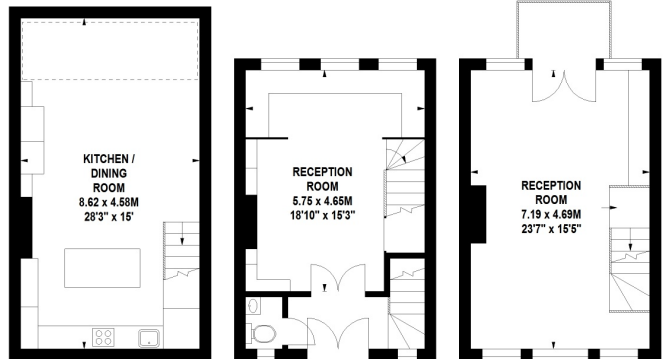
Mercer Street, WC2

Approximate Gross Internal Area 175 sq m / 1884 sq ft



Third Floor

Second Floor



Lower Ground Floor

Ground Floor

First Floor

Floor Plan produced for Tavistock Bow by Mays Floorplans © . Tel 020 3397 4584
Illustration for identification purposes only, not to scale
All measurements are maximum, and include wardrobes and window bays where applicable

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