

No. 25

CRAVEN STREET

LONDON WC2N

A GRADE II LISTED BLUE PLAQUE HOUSE OVERLOOKING
THE RIVER THAMES AND STEEPED IN HISTORY



An extravagant space for luxury family living and entertainment.

This classically elegant Grade II Listed freehold house was built by John Lucie Blackman, a West India merchant, in 1791–1792, and retains many of its original features. Located on an architecturally beautiful street, No.25 provides an impressive family home with its four sumptuous bedrooms and substantial, lavish space for entertaining across four reception rooms with ceiling heights of 3.45m in the formal first-floor dual-aspect reception. The private roof terrace offers unprecedented views of the River Thames, London Eye and Victoria Embankment Gardens.



A rare opportunity to purchase a Grade II listed Freehold house overlooking the River Thames.

This palatial blue-plaque townhouse on Craven Street WC2, measuring 4,371 sq ft, was once the home of Herman Melville, the American novelist and writer most famed for writing *Moby Dick*, or *The Whale*.

The blue plaque bearing his name recognises his residency at 25 Craven Street in 1849.



Computer Generated Image

THE HOUSE

The house is laid out over six levels, comprising basement, lower ground, ground and three upper floors connected by staircase (with planning permission for a lift). The house is characterised by high ceilings, impressive windows, and elegant cornicing to achieve an effect of symmetry and order. The basement contains three cellars which have been externally

tanked and offer dry storage throughout. The lower ground floor contains an open plan kitchen/breakfast room, shower room and large bedroom/reception room with built in storage. The ground floor has an entrance hall with 3.24 metre ceiling heights, a large dual-aspect dining room, additional reception room, separate kitchen, and guest WC.

The first floor dual-aspect reception room has substantial 3.45 metre ceilings, a large window bay and three floor to ceiling windows showcasing the exceptional views and archetypal British architecture. There is an additional adjacent reception room, also with dual-aspect and feature bay window. The principal bedroom suite with feature bay window and en suite

shower room is situated on the second floor along with an additional double bedroom with built in wardrobes and separate shower room. On the third floor, there are two further double bedrooms and two bathrooms (one en suite). Stairs lead to the impressive roof terrace with panoramic views of the London skyline.





Computer Generated Image

THE PROPERTY

No. 25 was built by its owner and occupier John Lucie Blackman. It was constructed with two stuccoed bows on the flank wall which originally had a riverside view. Such a view was appropriate as Blackman was a West India merchant who owned the Boarded Hall plantation in Barbados and traded in sugar. He was an

extremely wealthy man and his will, proved in 1797 (when he was living at Craven Street), left his wife £10,000, as well as an annuity of £700 per annum. In addition to his house in Craven Street and the plantation, he owned other unspecified properties. The house first appears on Horwood's map of London

dating from 1792-99. Today the north-east side of Craven Street retains the longest stretch of surviving 18th century houses south of the Strand. In the first half of the 19th century residents of No. 25 included Captain Archibald Buchanan, RN and several wine merchants. By the middle of the 19th century the street

had become noted for its lodging houses and Herman Melville, author of *Moby Dick*, or *The Whale* (1851), stayed at cheap lodgings at No. 25 in the winter of 1849. His short residency is commemorated by a blue plaque added in 2004.



Example of a Potential Roof Terrace Design. © Marianne Majerus, design: Amir Schlezinger, MyLandscapes

APPROVED PLANNING PERMISSION

- Demolition of the existing three storey rear extension and erection of a new part-three and part-four storey rear extension, lowering of the existing basement level floor, replacement of an existing side elevation window with two new windows, and internal alterations.
- **Decision Issued Date - Wed 09 Dec 2020.**
- **Planning granted under Reference - 20/03625 (Westminster planning portal).**
- **Installation of lift from Basement level through to first floor.**

POSSIBLE FURTHER PERMISSIONS (SUBJECT TO PLANNING)

- Permission for mansard roof
- Permission to increase the rear extension to all floors

HERMAN MELVILLE

In the quietude of Craven Street, Melville immersed himself in his work. Armed with pen and paper, he retreated to his chamber, seeking refuge from the cacophony of the outside world. The rhythmic lapping of the Thames against the embankment provided a soothing backdrop as Melville delved into the depths of his imagination. Inspired by the maritime milieu of London and his own seafaring adventures, Melville's mind teemed with visions of whaling ships and epic voyages across the vast expanse of the ocean. He meticulously crafted characters, each bearing the weight of their own existential struggles, and wove them into the fabric of his narrative.

Days turned into weeks, and weeks into months, as Melville toiled away in his literary sanctuary. The manuscript of "Moby Dick" grew thicker with each passing day, its pages imbued with the essence of his experiences and observations. At night, as the city slumbered, Melville's pen danced across the parchment, capturing the essence of his vision with each stroke. Although the exact events of Herman Melville's time at Craven Street in 1849 may be shrouded in mystery, the enduring legacy of his creative endeavour remains steadfast. It was within the confines of Craven Street, overlooking the majestic Thames, that Melville embarked on a profound voyage of literary discovery. Here, amidst the whispers of the river and the bustling energy of London, he ventured into the depths of his imagination—a journey that would ultimately yield the masterpiece, "Moby Dick," widely regarded as one of the greatest novels ever written.



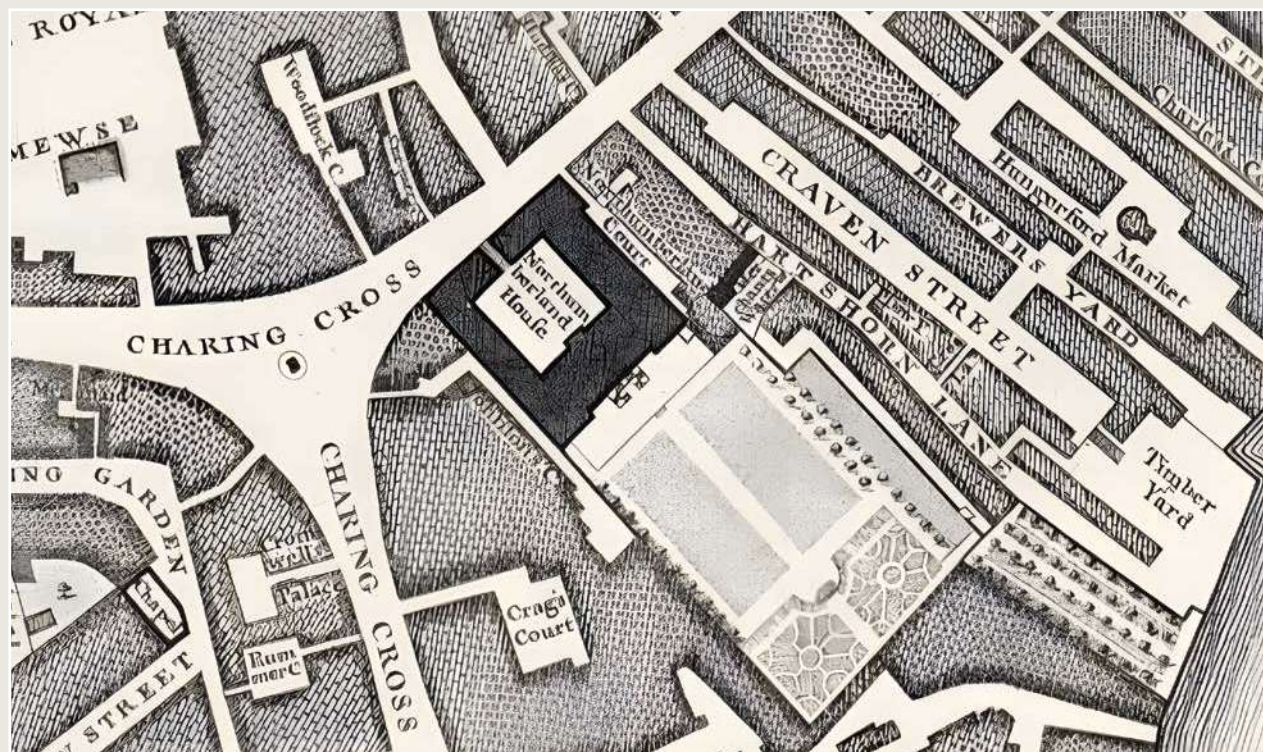
PLACES OF INTEREST

- 1 James Outram statue
- 2 Sir Joseph Bazalgette Memorial
- 3 London Eye
- 4 Cleopatra's Needle



25 Craven Street neighbours two of London's finest developments. The Corinthia Residences is situated metres away showcasing 12 luxury apartments and adjoins The Corinthia Hotel, with award winning spa and two restaurants run by Michelin starred chef Garry Hollihead.

Opposite is the unprecedented Old War Office development which is built on the historic royal site of Whitehall Place, and witness to world-shaping events of the 20th century. Now home to 85 unique private residences, 9 restaurants and the UK's first Raffles Hotel.



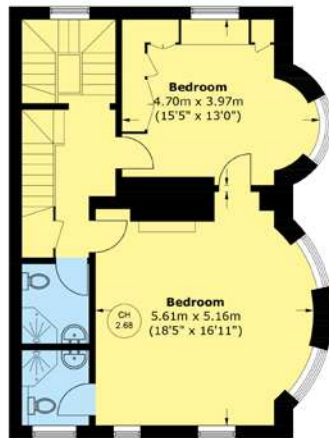
John Rocque's 1746 Map of London showing the partially rebuilt Craven Street

Total area (approx.): 406.1 sq. m (4,371.1 sq. ft)

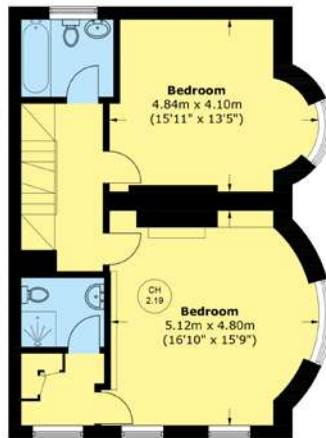
(Figure does not include the terrace or vaults)

Vaults Storage: 22.9 sq. m (246.5 sq. ft)

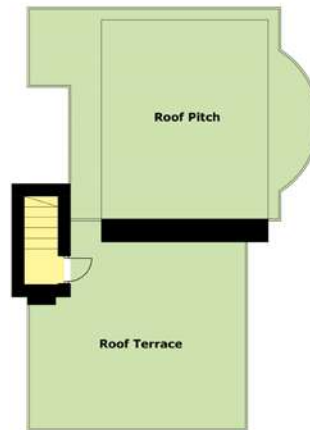
Roof Terrace (approx): 52.4 sq. m (564.0 sq. ft)



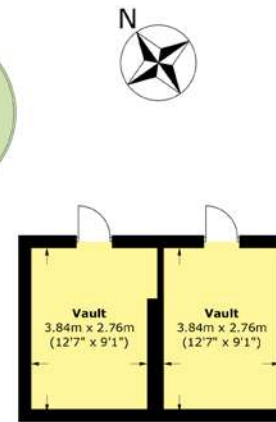
SECOND FLOOR



THIRD FLOOR

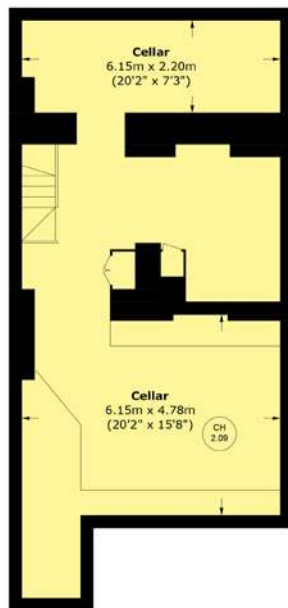


FOURTH FLOOR

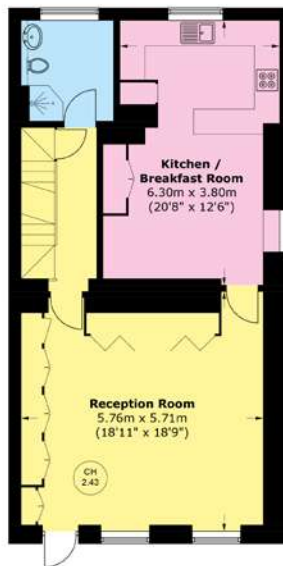


(Not Shown In Actual Location / Orientation)

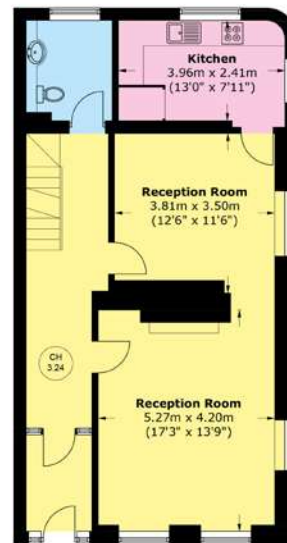
OUTBUILDING



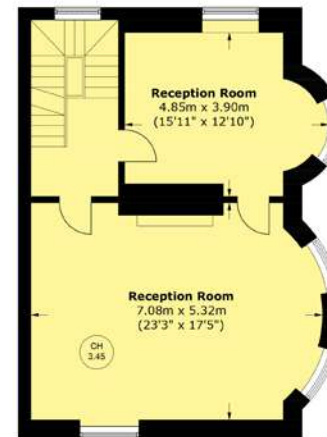
BASEMENT



LOWER
GROUND FLOOR



GROUND FLOOR



FIRST FLOOR

TERMS

Freehold

£7,500,000

Energy Rating D

Sole Agent



102 Mount Street, London W1K 2TH

Tel: 020 7529 5566

sales@wetherell.co.uk

wetherell.co.uk

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