# **Dexters**



## **Lewisham Street, SW1H** £2,500,000

A rare opportunity to purchase a mews-style freehold house with outside space near St James's Park. Located within the Birdcage Walk Conservation Area.

Positioned in one of London's historic locations and with a variety of excellent transport links within easy reach of the property, Westminster and St James's Park underground station, Victoria station mainline and underground, plus Gatwick Express

#### Features

Freehold Conservation Area Roof Terrace Rare to Market Two Bedrooms Two Reception Rooms

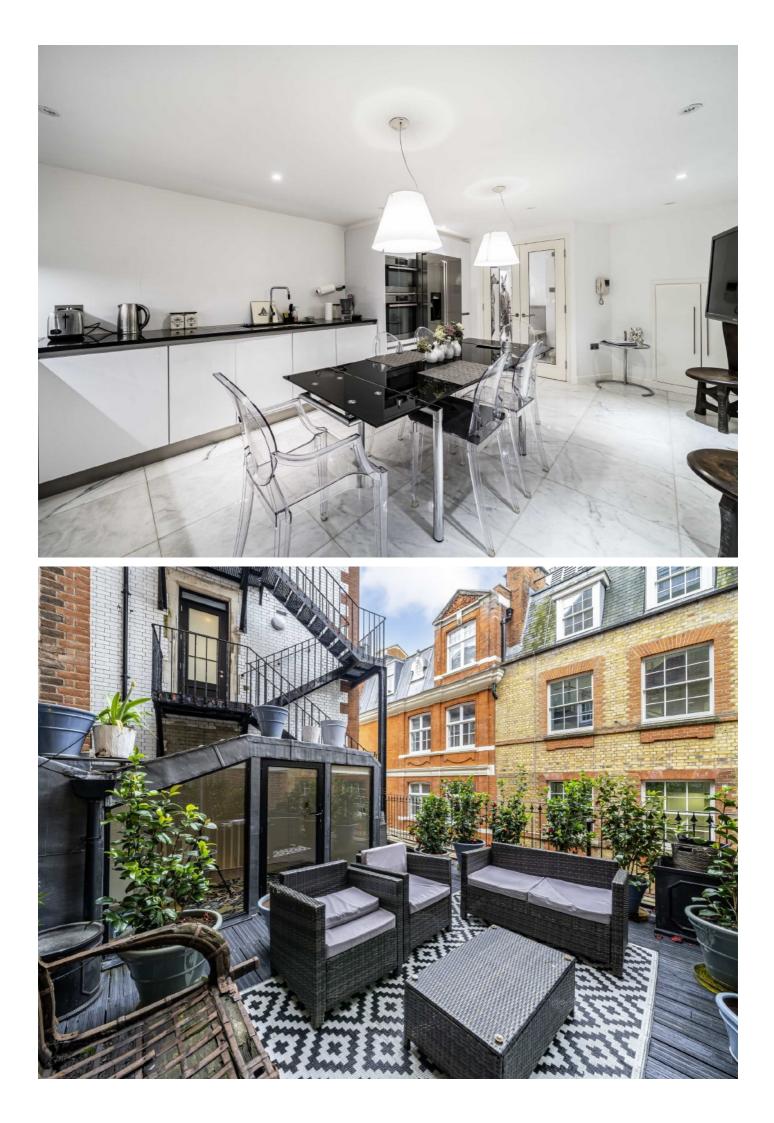


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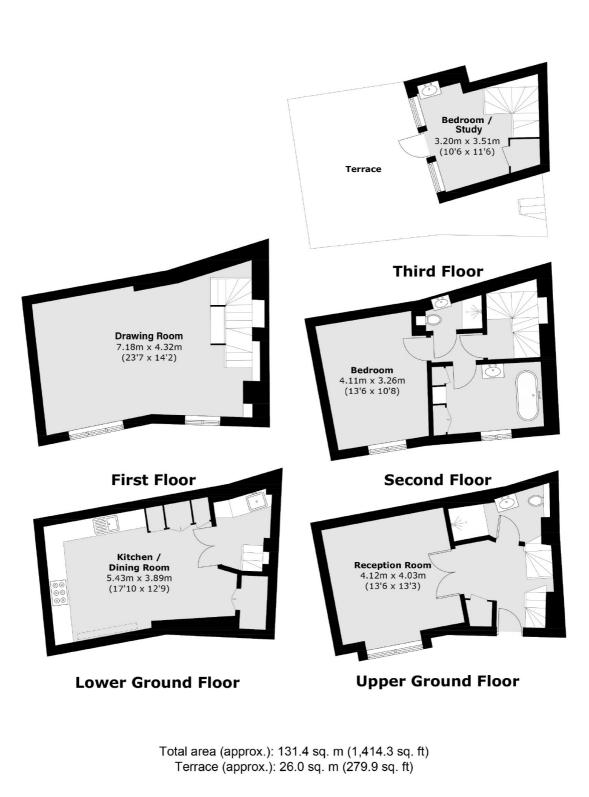
This unique property is laid out over five floors, on the lower ground floor is a spacious kitchen/dining room, with a splendid range of fitted units, a double oven, an American style fridge/freezer, a large storage cupboard and a utility room.

On the upper ground floor is a reception room that could also be used as a third bedroom, bathroom and a storage cupboard. The first floor has a spacious drawing room. The principal bedroom suite is positioned on the second floor, with a large bathroom, wardrobes and a separate shower room. The third floor has a bedroom/study, a cupboard housing the boiler and there is a wonderful large terrace.

Lewisham Street is a pedestrian only street which runs parallel to Old Queen Street a few moments from St James's Park and the Houses of Parliament.



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Westminster 50 Churton Street London SW1V 2LP Sales 020 7590 9570 Energy Rating: D. 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.



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