



17 CARLISLE STREET

LONDON, W1D 3BU

£4,500,000
FREEHOLD

A rare opportunity to acquire an elegant Grade II listed Georgian townhouse in the heart of Soho.

Carlisle Street is a beautifully proportioned mid-Georgian townhouse, arranged over five floors and extending to approximately 4,380 sqft. Dating back to 1765, the building retains many exquisite period features, including an Adam-style chimneypiece to the front ground floor room and a Rococo chimneypiece to the rear. The property currently benefits from full vacant possession and presents a unique opportunity for redevelopment into a stunning private residence.

The property offers excellent potential for conversion into a single C3 residential dwelling, subject to the necessary planning consents. This presents an exciting opportunity for the incoming purchaser to design and create a bespoke private residence in one of central London's most vibrant and characterful locations.

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Carlisle Street, W1D 3BU

Approx Gross Internal Area = 406.9 sq m / 4380 sq ft

Restricted head height = 14.5 sq m / 156 sq ft

Total = 421.4 sq m / 4536 sq ft



The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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