



Smith Square, London **SW1P**

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An exceptional five bedroom townhouse for sale in Westminster, with direct views over St John Church in Smith Square.

Please note, we have not yet received confirmation from the client regarding certain information for this property. You should ensure you make your own enquiries regarding material information about this property.



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EPC
TBC

Guide price: £5,750,000

Tenure: Freehold

Local authority: City of Westminster

Council tax band: H

This double fronted house is particularly attractive and is located on the corner of Smith Square and Lord North Street in Westminster. Covering approximately 4,564 square feet this house benefits from exceptional proportions, and rarely for a house of this size is nearly 34 feet wide. We understand the property is listed and dates back to approximately 1720. Principle accommodation is approached via a particularly grand entrance hallway and comprises dining room (currently arranged as a bedroom) on the ground floor, kitchen on the lower floor, first floor drawing room and principal bedroom suite. In addition there are four further bedrooms and two bathrooms, utility room, substantial cellar and patio. This is an exceptional and historically important house, of particular note is the first floor drawing room which offers huge proportions with five windows overlooking Smith Square.

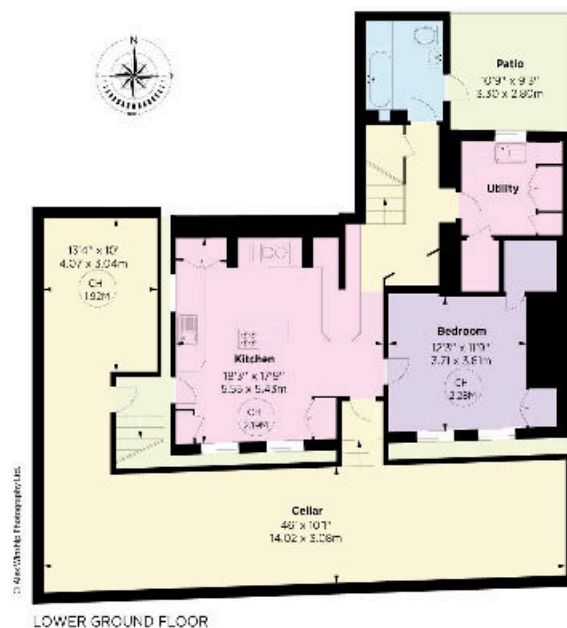
Smith Square is one of finest addresses in London, close to Westminster Palace and Westminster Abbey. Green Park is also within local.



Smith Square, SW1P

Approximate Gross Internal Floor Area
424.02 sq m / 4564 sq ft (Including cellar)
Approx cellar area - 62.97 sq m / 677 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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I would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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