



Gayfere Street, SW1P | Asking Price £2,525,000



TUCKERMAN
ESTATE AGENTS
PROPERTY PROFESSIONALS

Gayfere Street, London

Quietly positioned on the charming Gayfere Street, moments from the heart of Westminster, this beautifully refurbished terraced townhouse represents a rare opportunity to acquire a freehold home of considerable character and quality. Arranged over five well balanced floors and extending to approximately 1,351 sq ft, the house combines period elegance with modern comfort in a discreet and highly sought after setting.

The property has been thoughtfully renovated over the past decade with careful attention to proportion, light and functionality, while retaining its historic charm. The principal reception room provides a refined yet welcoming space for both entertaining and everyday living. To the rear, a contemporary kitchen and dining room opens directly onto a private garden, a peaceful and sunny retreat that is seldom found in such a central location.

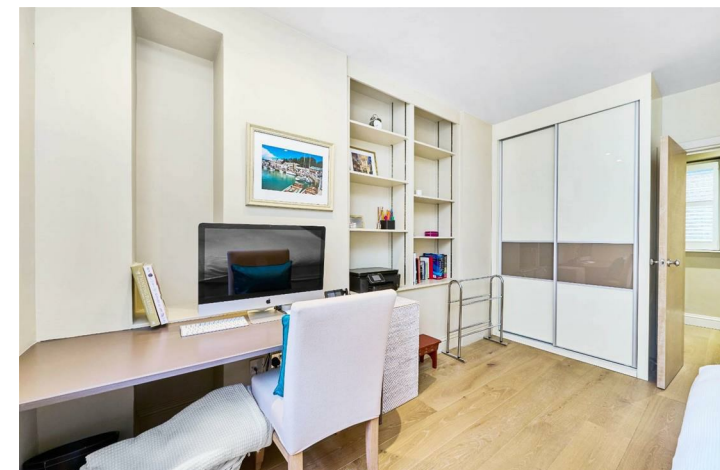
The upper floors accommodate three generous double bedrooms, each enjoying excellent natural light and a calm, considered atmosphere. Two well appointed bathrooms serve the house, complemented by a guest cloakroom. A roof terrace, accessed via a roof hatch, offers far reaching views towards the Palace of Westminster and provides an exceptional vantage point over the surrounding skyline.

Gayfere Street forms part of a historic enclave rich in architectural heritage and moments from Smith Square. Named after Thomas Gayfere, master mason of Westminster Abbey, the street sits amongst some of London's most recognisable landmarks. Houses here are rarely available, reinforcing the exclusivity of this offering.

Westminster Abbey, the Houses of Parliament and the open spaces of St James's Park are all within a short walk, affording an enviable balance of quiet seclusion and immediate access to the very best of central London.

Tenure: Freehold
Council Tax Band: H





Gayfere Street, London

Asking Price:
£2,525,000 subject to contract.


Tenure:
Freehold

Local Authority:
City of Westminster

Council Tax Band:
H

Approximate Gross Internal Area:
1351.00 sq ft

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	55	58
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Gayfere Street

Approximate Gross Internal Area = 1340 sq ft / 124.5 sq m
(Excluding Reduced Headroom)
Reduced Headroom = 11 sq ft / 1 sq m
Total = 1351 sq ft / 125.5 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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 are advised to recheck the measurements

TUCKERMAN
ESTATE AGENTS
PROPERTY PROFESSIONALS

020 7222 5510

info@tuckermanresidential.co.uk
52 Moreton Street, London, SW1PV 2PB
www.tuckermanresidential.co.uk