



Three Cups Yard
Sandland Street, WC1R





A spacious and beautifully presented West facing two-bedroom house, set within a quiet and highly secure gated development in the heart of Holborn. The property has its own private and secure entrance, offering a rare degree of privacy and tranquillity for a central London home. Internally, the house comprises a well-proportioned living room, a modern fitted kitchen, and two bedrooms — the principal double bedroom benefiting from a private en-suite bathroom and fitted wardrobes — together with a separate family shower room. A particular highlight is the private patio garden, a genuine rarity in this part of London, providing a peaceful outdoor retreat for relaxing or entertaining. The house further benefits from an allocated private parking space, a valuable and increasingly scarce amenity within Zone 1.

Three Cups Yard is a distinctive, tucked-away gated development on Sandland Street, on the Holborn/Bloomsbury border, prized for its calm, village-like atmosphere just moments from the bustle of central London. The site takes its name from the historic Three Cups Inn, which has occupied this corner since 1766 and today survives as The Old Nick public house — for centuries a favourite of the barristers and legal professionals of the surrounding Inns of Court. The development combines striking contemporary architecture with the character of its historic setting, and its private, gated access has made it one of the most desirable and discreet addresses in WC1.

Holborn sits at the crossroads of the West End, the City and Bloomsbury, and is renowned as London's historic legal quarter. The house is within a short walk of both Holborn station and Chancery Lane station (Central and Piccadilly lines), providing swift access across the capital, and just a few minutes on foot from the elegant garden square of Lincoln's Inn Fields and the surrounding Inns of Court. The immediate area offers an excellent range of restaurants, cafés and independent shops, from Sicilian Avenue and Red Lion Street to the wider attractions of Covent Garden and the British Museum, placing residents amid the culture, dining and lifestyle that make central London so sought after.

- Two double bedrooms, one with en-suite and fitted wardrobes
- Large living room and separate family bathroom
- Modern fitted kitchen
- Private patio garden
- Secure gated development with private house entrance
- Private parking space

Asking Price £950,000

Tenure: Leasehold 974 years

Service Charge: £800 per annum

Ground Rent: £500 per annum

Local Authority: Camden

Council Tax Band: G

Chestertons Covent Garden Sales

196 Shaftesbury Avenue

London

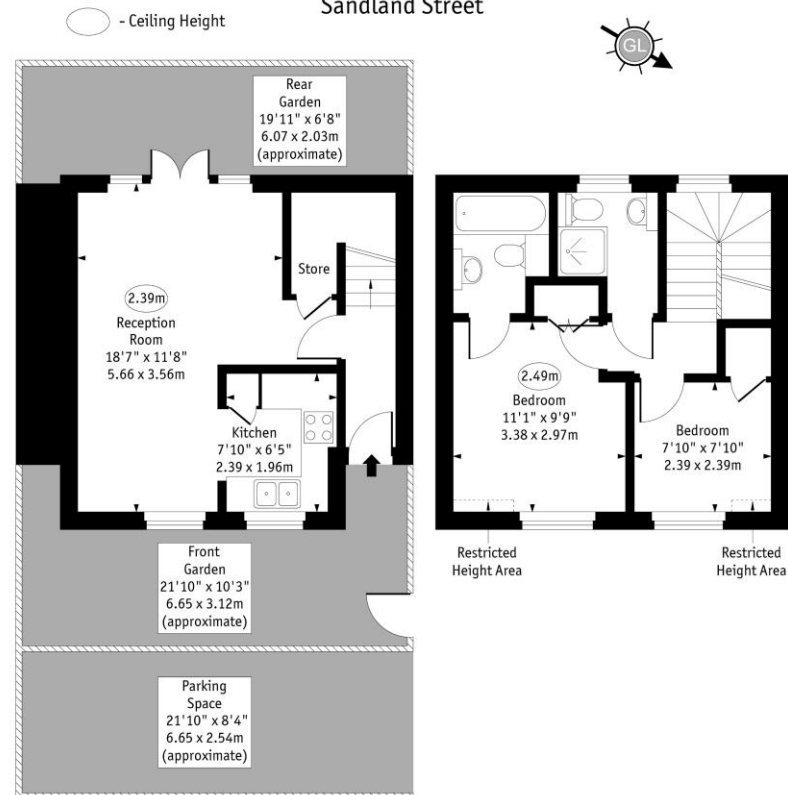
WC2H 8JF

coventgarden@chestertons.co.uk

020 3040 8300

[chestertons.co.uk](https://www.chestertons.co.uk)

Three Cups Yard, Sandland Street



Ground Floor	First Floor
Approx Gross Internal Area	642 Sq Ft - 59.64 Sq M
Approx. Floor Area Including Restricted Heights	646 Sq Ft - 60.01 Sq M
Parking Space & Garden Area	485 Sq Ft - 45.05 Sq M
House & Parking Space & Garden Area	1773 Sq Ft - 165.70 Sq M

Every attempt has been made to ensure the accuracy of the floor plan shown.
However, all measurements, fixtures, fittings, and data shown are approximate interpretations and
for illustrative purposes only. Measured according to the RICS IPMS 2.
Not To Scale. www.goldlens.co.uk
Ref. No. 032400.1KH

Chesterton UK Services Limited trading as Chestertons for themselves and for the vendor of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Chestertons or the vendor, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement or representation of fact, (iv) any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Chestertons or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property. Wide angle lenses may be used. ©Copyright Chestertons | Chesterton UK Services Limited | Registered Office 5th Floor, The Lantern, 75 Hampstead Road, London, NW1 2PL Registered Company Number 05334580.

