



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



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Gayfere Street, London

Quietly tucked away on the charming Gayfere Street, moments from the heart of Westminster, this beautifully refurbished freehold townhouse offers an exceptional blend of character and modern living. Arranged over five floors and extending to approximately 1,351 sq ft, the house combines period elegance with contemporary comfort.

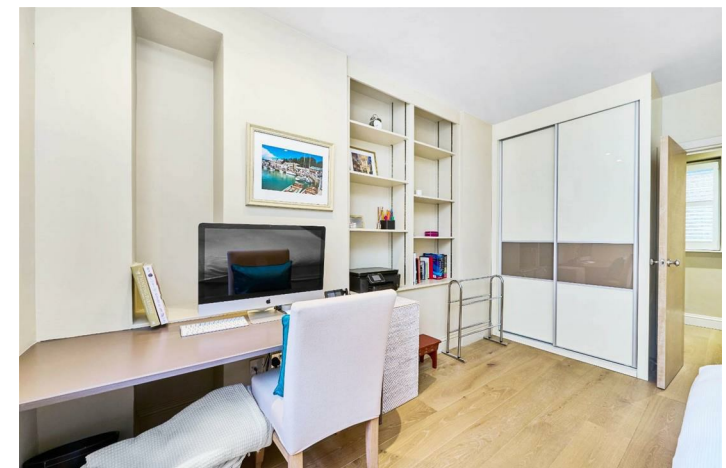
The property has been thoughtfully renovated, retaining its original charm while enhancing light and functionality throughout. A refined reception room provides an inviting space for both everyday living and entertaining, while to the rear, a modern kitchen and dining room opens directly onto a private garden, a rare and peaceful retreat in such a central location.

The upper floors comprise three generous double bedrooms, all well lit and quietly positioned, served by two well-appointed bathrooms and a guest cloakroom. A roof terrace, accessed via a hatch, offers far-reaching views towards the Palace of Westminster.

Gayfere Street is a historic and highly sought-after address near Smith Square, with Westminster Abbey, the Houses of Parliament and St James's Park all within easy walking distance.

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	55	58
(39-54) E		
(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

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