



Lewisham Street, SW1H | Asking Price £2,145,000



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Lewisham Street, Westminster

A rare freehold house of considerable character, quietly positioned on Lewisham Street in the historic heart of Westminster.

Arranged over five floors and extending to approximately 1,414 sq ft, the property offers flexible and well-planned accommodation suited to a variety of needs, from entertaining and home working to everyday family life. The lower ground floor comprises a generous kitchen and dining room, together with a separate utility area, while the first floor is home to an impressive drawing room measuring over 24 ft in length.

The bedroom accommodation is arranged across the ground, second and third floors, providing two principal double bedrooms and a further bedroom or study on the top floor. This versatile layout allows the house to function comfortably as either a two or three bedroom home, depending on requirements. There are also two bathrooms and a separate cloakroom.

A standout feature of the property is the generous roof terrace, which provides unusually large private outside space for such a central Westminster location.

The property benefits from an external fire escape arrangement adjoining the neighbouring property. Its current status and ongoing requirement have not been independently verified, and purchasers should satisfy themselves through their solicitor and/or a suitably qualified adviser.

Lewisham Street is one of Westminster's more discreet and atmospheric addresses, close to St James's Park, Storey's Gate and the wider government quarter. St James's Park, Westminster and Victoria stations are all within easy reach, along with the shops, restaurants, cafés and amenities of Westminster, St James's, Victoria and Pimlico.





Lewisham Street, Westminster

Asking Price:
£2,145,000 subject to contract.

Tenure:
Freehold

Local Authority:
Westminster City Council

Council Tax Band:
H

Approximate Gross Internal Area:
1414.00 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	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC

Lewisham Street
Approximate Gross Internal Area = 1402 sq ft / 130.3 sq m
(Excluding Reduced Headroom)
Reduced Headroom = 12 sq ft / 1.1 sq m
Total = 1414 sq ft / 131.4 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.

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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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