



Kipling House
43 Villiers Street, WC2N





Kipling House rises on a site whose story stretches back to 1237, when it was home to Norwich House, the London residence of the Bishop of Norwich. Built in 1995–96 on the former home of Rudyard Kipling, the address carries a literary and aristocratic pedigree few London addresses can match.

The land later passed to George Villiers, Duke of Buckingham — whose name still marks the surrounding streets — before becoming home to Samuel Pepys, and a later building on the site was the birthplace of Francis Bacon.

Today, Kipling House holds a commanding position at the southern end of Villiers Street, looking directly over the Victoria Embankment Gardens to the Thames beyond — a quiet green retreat moments from the river and the Strand.

This beautifully proportioned lateral flat offers two bedrooms, one bathroom, a separate kitchen and a dual-aspect reception room with uninterrupted views across the Gardens and Villiers Street. From the doorstep, Covent Garden's shops, restaurants and theatres are minutes away to the north, Trafalgar Square lies just west, and the South Bank is an easy stroll over Hungerford Bridge.

Few London locations offer this level of connectivity: mainline trains to the south east from Charing Cross, District, Circle, Bakerloo and Northern line services from Embankment station, and riverboat links to West London, the City and Canary Wharf from Embankment Pier.

Strand forms the southern edge of Covent Garden, running along the Thames and linking the City to Westminster — a neighbourhood of river views, world-class theatre, green space and genuine village character. Once known for its traffic, Strand has been transformed, now home to Soho House at 180 Strand, a string of new luxury residential developments, and an elegant new public square at Aldwych beside St Mary-le-Strand, opposite King's College London.

- Two-Bedroom Flat
- Lift
- Overlooking Embankment Gardens
- Close to Tubes & Trains Stations

Asking Price £900,000

Tenure: Leasehold 95 years

Service Charge: £7,145

Ground Rent: £200

Local Authority: City Of Westminster

Council Tax Band: G

Chestertons Covent Garden Sales

196 Shaftesbury Avenue

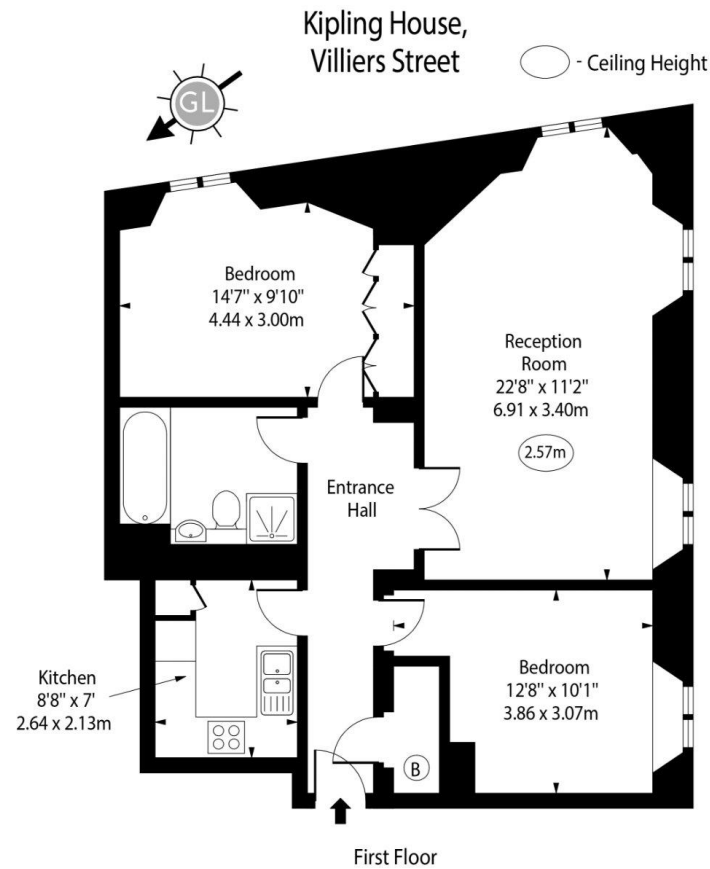
London

WC2H 8JF

coventgarden@chestertons.co.uk

020 3040 8300

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



Approx Gross Internal Area 775 Sq Ft - 72.00 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. Not To Scale.
www.goldlens.co.uk
Ref. No. 032973E

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.

