



Cowley Street, SW1P | Asking Price £3,750,000



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ESTATE AGENTS
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Cowley Street, London

Nestled on Cowley Street, one of the quietest streets in London, this Grade II* listed Georgian townhouse offers four floors of character-filled living space. Located in the heart of 'Old Westminster,' this historic area boasts a collection of well-preserved 18th-century homes, providing a rare opportunity to own a part of London's heritage.

The home spans four bedrooms, offering a blend of period charm and the potential for modern updates. The ground floor features a spacious dining room, ideal for entertaining, with an adjoining kitchen that, while functional, has room for personalization.

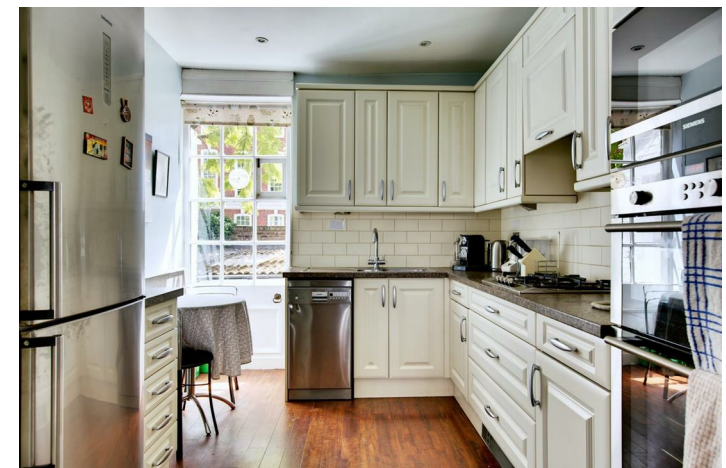
On the lower ground floor, a hallway leads to the private courtyard garden—perfect for outdoor relaxation. This floor also includes a large bedroom, utility room, shower room, and two vaults offering ample storage. The grand first-floor reception room, with its Georgian detailing and tall sash windows, is a bright and elegant space for family gatherings.

The second-floor principal bedroom comes with built-in wardrobes and an en-suite bathroom with a classic soaking bath. Two additional bedrooms and a family bathroom are located on the third floor. While the property hasn't undergone recent renovations, it retains its original charm, offering a canvas for further improvements.

Cowley Street is ideally located for excellent transport links, with Westminster and St James's Park underground stations, as well as Victoria and Waterloo mainline stations, nearby. The Houses of Parliament, Westminster Abbey, and the River Thames are all within walking distance. The property also benefits from a secure garage—an enviable feature in central London.

Tenure
Freehold





Cowley Street, London

Asking Price:
£3,750,000 subject to contract.

Tenure:
Freehold

Local Authority:
Westminster City

Council Tax Band:
H

Approximate Gross Internal Area:
2522.00 sq ft

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Cowley street SW1P
Gross internal area (approx.)
234 Sq m (2522 Sq ft) Including under 1.5m and Vault
213 Sq m (2292 Sq ft) Excluding under 1.5m and Vault
For identification only, Not to Scale



Second Floor



Third Floor



Lower Ground Floor



Ground Floor



First Floor

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Not to Scale, for guidance only and must not be relied upon as a statement of fact. All measurements areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).

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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