



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



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ESTATE AGENTS
PROPERTY PROFESSIONALS

Cowley Street, London

Description

This exceptional property features a fitted kitchen seamlessly integrated with an open-plan dining room, perfect for modern living and entertaining. The spacious double reception room benefits from a dual aspect, providing an abundance of natural light and a versatile layout for both relaxation and hosting guests.

The master bedroom is a luxurious retreat, complete with an ensuite bathroom and fitted wardrobes, offering ample storage space. There are three additional well-appointed bedrooms, providing comfort and flexibility for family living or guest accommodation.

The property also includes two stylish bathrooms and a convenient guest WC, ensuring practicality and ease for daily living. This home combines contemporary design with functional spaces, ideal for a comfortable and sophisticated lifestyle.

The house has the advantage of a double garage, large enough for most cars, which is entered from Great Peter Street at the rear of the property, with a covered link through to the main house. Residents can apply for a 90% discount on the Congestion Charge.

There is the exciting potential of acquiring planning permission for a raised garden above the double garage to match the neighbouring property. All enquires would need to be with WCC and no applications have been made.

Location

Cowley Street, one of the quietest streets in London, is located between Great Peter Street and Great College Street in a quarter often referred to as 'Old Westminster' and forms part of an exceptionally well-preserved enclave of early 18th Century housing together with Barton Street, Lord North Street and the surviving original parts of Smith Square.

It is conveniently located for transport links across London and further afield, with both Westminster and St James's Park underground stations and Victoria and Waterloo mainline stations easily accessible. The Houses of Parliament, Westminster Abbey, St John's Church Smith Square and the River Thames are all within close proximity.

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	53	
(39-54) E		
(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



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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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