



Lewisham Street, SW1H | Asking Price £2,200,000



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Lewisham Street, Westminster

A rare and highly characterful freehold house, quietly tucked away on Lewisham Street in the historic heart of Westminster.

Arranged over five floors and extending to approximately 1,414 sq ft, the house offers flexible and well planned accommodation with a layout suited to entertaining, home working and everyday living. The lower ground floor provides a generous kitchen and dining room, with a separate utility area adding further practicality, while the first floor is given over to an impressive drawing room extending to over 24 ft in length.

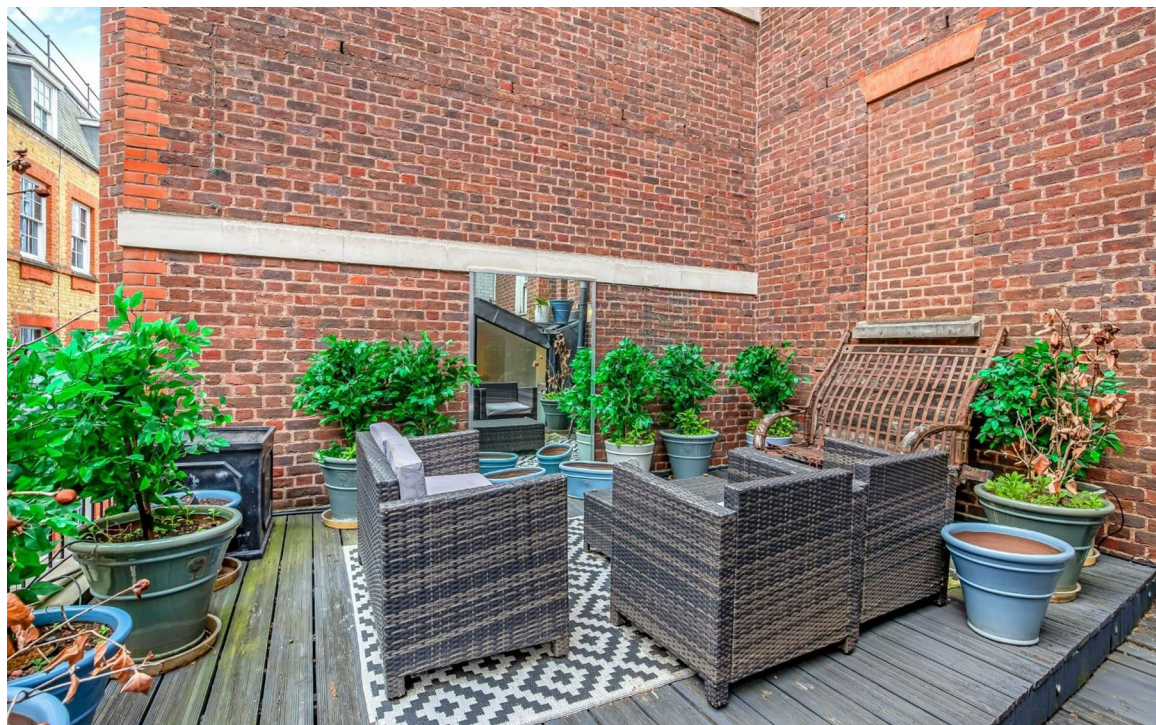
The bedroom accommodation is arranged across the ground, second and third floors, with two principal double bedrooms and a further bedroom or study on the top floor. This allows the house to work as either a two or three bedroom home, depending on requirements. There are two and a half bathrooms.

A particular feature is the generous roof terrace, offering 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 suitably qualified adviser.

Lewisham Street is one of Westminster's more discreet and atmospheric addresses, positioned close to St James's Park, Storey's Gate and the wider government quarter. Its name is linked to the Legge family, Earls of Dartmouth, whose local connections are also reflected in nearby Dartmouth Street.

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:
£2,200,000 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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	67	85

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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