



Barton Street, SW1P | Asking Price £4,300,000



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ESTATE AGENTS  
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# Barton Street, London

Situated in the heart of Westminster, this magnificent Grade II\* listed townhouse spans approximately 2,938 sq ft, offering generous accommodation across five floors. With five bedrooms, elegant reception spaces, and a rare 35ft garden, this property represents an extraordinary opportunity to own a piece of London's rich heritage.

The ground floor welcomes you with a beautifully proportioned double reception room, featuring high ceilings and period detailing, perfect for entertaining or relaxation. The lower ground floor provides a wonderful setting for family gatherings, with a formal dining room alongside a spacious kitchen with garden access. A utility room and cellar add practicality and storage to this level.

The upper floors comprise five bedrooms, each thoughtfully arranged to provide comfort and versatility. The first-floor master suite is a true highlight, boasting a spacious dressing room and a private ensuite bathroom. The additional bedrooms, including two on the second floor and two more on the third floor, offer flexible accommodation ideal for family, guests, or a home office.

The garden, a substantial 35ft in length, is a rare find in this prestigious central London location. Perfect for outdoor dining or quiet relaxation, it provides a tranquil escape from the city.

While the property is well-presented, there is potential for sympathetic updating, allowing the next owner to tailor the interiors to their personal tastes while preserving the historic charm.

Barton Street, renowned for its early Georgian architecture and prestigious address, is ideally located moments from the River Thames, St James's Park, and the Palace of Westminster. Excellent transport links and world-class amenities are all within easy reach.

This is a rare opportunity to acquire a residence of exceptional character, space, and potential in one of London's most iconic neighbourhoods.









# Barton Street, London

**Asking Price:**  
£4,300,000 subject to contract.

**Tenure:**  
Freehold

**Local Authority:**  
City of Westminster

**Council Tax Band:**  
H

**Approximate Gross Internal Area:**  
2938.00 sq ft

Energy Efficiency Rating

|                                             | Current | Potential |
|---------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         | 79        |
| (55-68) <b>D</b>                            | 63      |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |

England & Wales

EU Directive  
2002/91/EC

## Barton Street

Approximate Gross Internal Area = 2761 sq ft / 256.3 sq m  
Cellar = 73 sq ft / 6.8 sq m  
(Excluding Reduced Headroom)  
Reduced Headroom = 104 sq ft / 9.7 sq m  
Total = 2938 sq ft / 272.8 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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