



EXCEPTIONAL GRADE II LISTED GEORGIAN HOUSE

MECKLENBURGH SQUARE,
LONDON, WC1N

Guide Price: £5,000,000 Freehold

savills



FORMING PART OF THE PALACE FRONTAGE
OF THE EAST SIDE OF THIS MAGNIFICENT
BLOOMSBURY SQUARE

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2 reception rooms ♦ kitchen ♦ study ♦ 5 bedrooms ♦ 3
bathrooms ♦ self contained lower ground floor flat ♦ courtyard
garden ♦ garden terrace ♦ 2 acre gated communal garden

Situation

Mecklenburgh Square, dates back to 1792 and its impressive private garden in the centre was laid out and planted between 1809 and 1810. The 2 acre garden is made up of formal lawns, gravel paths, 200 year old plane trees and is exclusively reserved for keyholder residents of the square. There is a tennis court, barbecue area and children's playground. The square was once the home of novelists Virginia Woolf, DH Lawrence as well as a number of suffragettes and number 18 itself was the home of children's author John Masefield. The square is close to the Inns of Court, Holborn, Shoreditch and the City. Independent local shops and restaurants of nearby Lambs Conduit Street draw people from all over London as does the iconic Brunswick Centre with its Curzon cinema. Russell Square, Chancery Lane and Holborn tube stations are just a few minutes away, along with numerous bus routes providing transport links to other parts of the city. The theatres and clubs of Covent Garden and the West End are all within easy walking distance.



Description

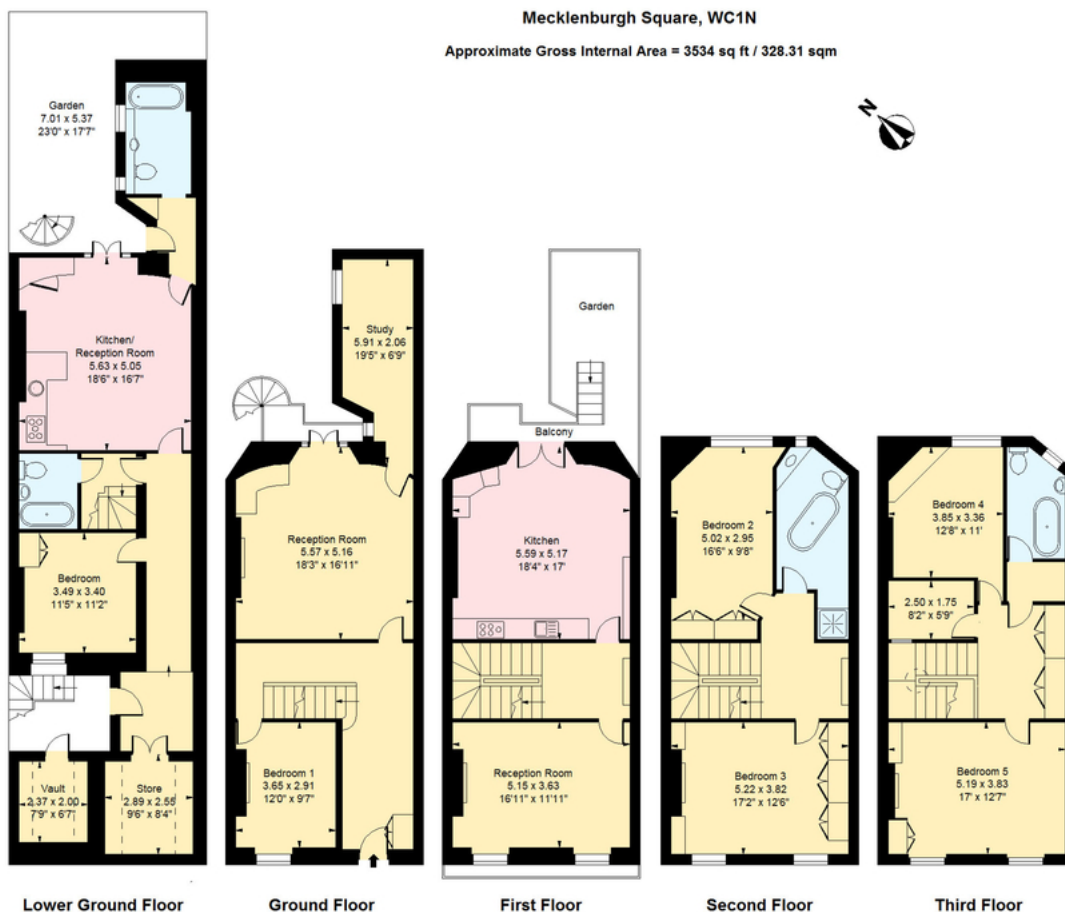
The house extending over 5 full stories has both well-proportioned, light filled rooms. There are many period features which have been retained throughout the house, including a fabulous central staircase with a glass lantern. It offers flexible use of the accommodation, with a large self-contained flat over the lower ground level with private entrance, double bedroom, bathroom and an open plan kitchen and reception room that leads to a pretty courtyard garden. Again, the house offers plenty of rooms which could be used in different ways. Currently, you enter the main part of the house into a large hallway, off of which is a large reception room and guest bedroom with its own bathroom. Across the first floor you get the benefit of the high ceilings, with a large reception room to the front overlooking the spectacular garden square and to the rear, a grand kitchen/dining room with a balcony leading to a garden terrace. As you head up the house to the second and third floors there are four more double bedrooms, once currently used as a study and two family bathrooms. This is a rare opportunity to acquire a superb freehold house in this very central and increasingly popular location.

Viewing:

Strictly by appointment with Savills

Mecklenburgh Square, WC1N

Approximate Gross Internal Area = 3534 sq ft / 328.31 sqm



Measured in accordance with RICS guidelines.
 This floor plan is for illustrative purposes only and is not to scale.
 Dotted lines indicate restricted head height unless marked otherwise.

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