



A GRAND FAMILY HOME IN THE HEART OF BLOOMSBURY WHICH HAS BEEN SUBSTANTIALLY MODERNISED AND MAINTAINED BY THE CURRENT OWNER.

**JOHN STREET
LONDON, WC1N 2DL**

Guide Price £5,950,000 - Freehold



first floor double reception room • custom-built library and large study • kitchen with dining area • utility area • study • cinema and entertainment room • gym • master bedroom suite with dressing room and bathroom • 4 further bedrooms • 2 bathrooms • separate cloakroom • 2 roof terraces • eaves storage • 2 storage vaults

John Sreet is located in the heart of Bloomsbury close to the Inns of Court, Holborn and the City. The local shops and restaurants of Lambs Conduit Street and The Brunswick Centre are only a short walk away, whilst Coram's Fields at the end of the road is a haven for families. The underground stations of Russel Square, Chancery Lane and Holborn, coupled with the numerous bus routes provide transport links to other parts of the city. The entertainment facilities of Covent Garden and the West End are all incredibly close by.

This Grade II listed Georgian house was constructed circa 1799 and is a stunning example of this period of build. The property maintains a wealth of period features including original marble fire places, cornicing and skirting boards. Measuring just over 5100 sq ft and spread over six floors the house offers a versatile layout. Of note is the first floor with a vast double reception which is three windows wide and has fabulous proportions. Also over this floor is a large roof garden that was commissioned and designed by renowned landscape designer Ann Mollo and features architect designed Mondrian etched glass skylights. Over the third floor is an enviable master suite with double bedroom and a large, custom-built, walk through dressing room which has been built in walnut and leads to a private bathroom. On the second floor are two large double bedrooms and separate family bathroom. A bespoke spiral staircase, designed by the award winning architect Felicity Atekepe, leads to the top of the house where there is a comprehensively fitted gym with double doors leading onto a large West facing roof terrace ideal for yoga, pilates or just relaxing. As you enter the house on the ground floor there is an impressive hallway with a dining room, library and kitchen leading from it. Over the lower ground floor is a cinema room, two bedrooms, bathroom, study and a wine cellar.

This is a fabulous period house with the benefits of modern living including underfloor heating throughout out and air conditioning in a number of rooms.





JOHN STREET



Approx. Gross Internal Area 5107 Sq Ft - 474.5 Sq M
For Illustrative Purposes Only - Not To Scale



Islington
Adam Smith
arsmith@savills.com
0207 226 1313

savills.co.uk

Important notice: Savills, their clients and any joint agents give notice that:
1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 20181207EMNO