



THURLOE SQUARE

SOUTH KENSINGTON SW7



An outstanding eight bedroom townhouse, ideally positioned at the quiet end of the terrace, with superb garden views from the front rooms and an open aspect to the rear.

There is a quite simply unique library at first floor level to the rear, making this house larger than most and allowing for an elevated second floor roof terrace with open views, above.

On the market for the first time since 1972, this is a once in a generation opportunity to acquire what is quite possibly the best house on Thurloe Square













THURLOE SQUARE HISTORY

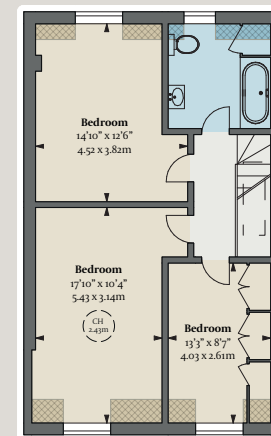
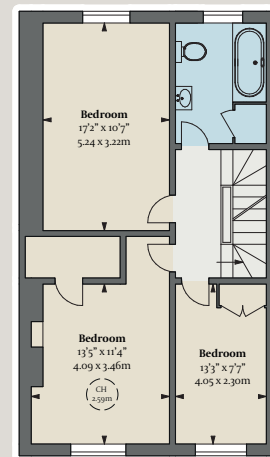
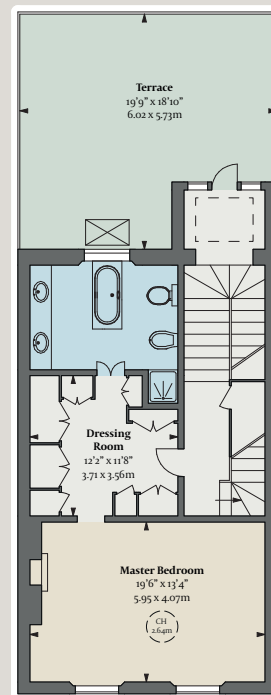
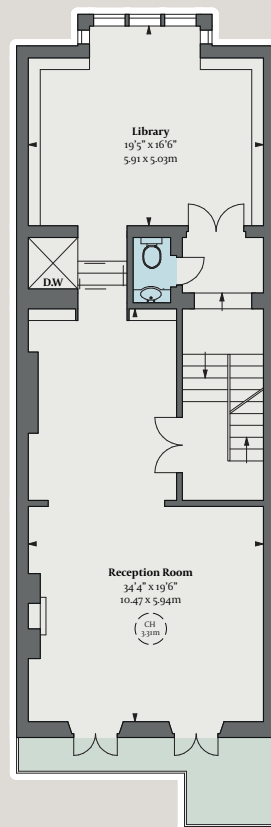
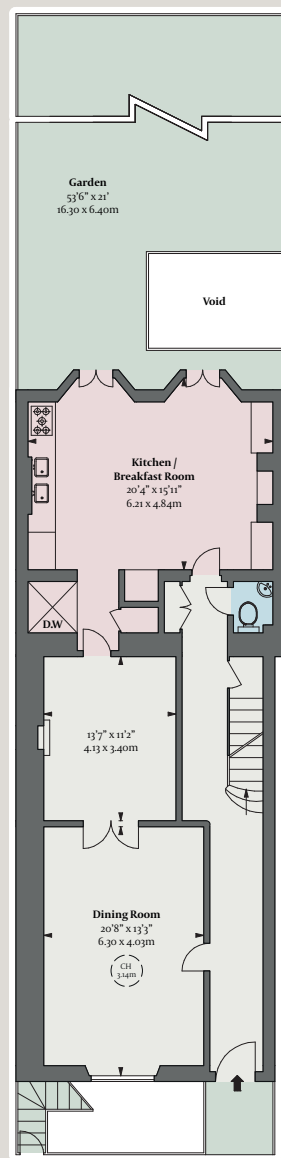
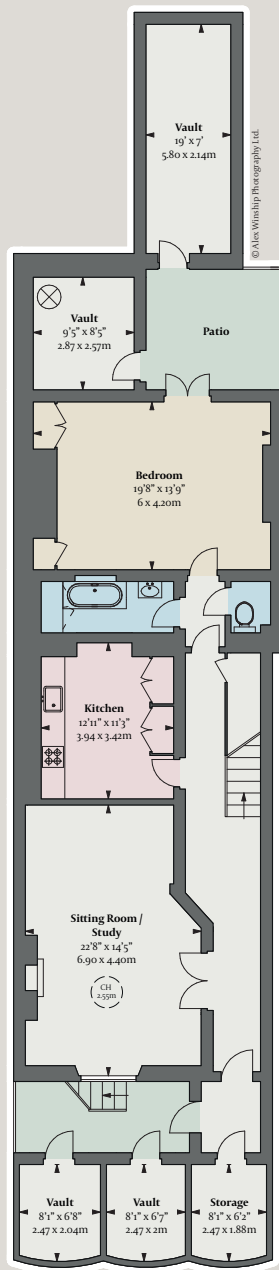
Thurloe Square lies like a densely embroidered green mat at the foot of the lofty front of the Victoria and Albert Museum. It is one of hundreds of leafy lesser lungs which contribute to the airiness, convenience and charm of the metropolis. Laid out and developed from 1840 by George Basevi in collaboration with the Alexander family, and named rather tenuously in honour of John Thurloe (d.1668) - 'little secretary' to Cromwell's protectorate - the square was regarded by Victorian topographers as 'too modern a growth to have historic associations'. It was to them - like the squares of Bloomsbury - new, spruce and uninteresting.

Since the early twentieth century, however, this little square and its garden in particular, have possessed considerable charms and rustic associations: like nearby Pelham and Brompton Crescents and Alexander, Brompton and Onslow Squares, the central enclosure is a relict of the formerly bucolic surroundings of Old Brompton - a hamlet to the parish of Kensington which was long celebrated for its 'soft air, and for its nurseries and flower-gardens'. The garden continues to convey a degree of rus in urbe - that is a 'country in town' atmosphere - to this very thriving and densely settled quarter of London.

Like many London squares, the history of the garden is documented in the Minutes of its Committee of Garden Enclosure. These stretch back to 1919, and record with admirable clarity the resolutions, ambitions, achievements and petty squabbles of the garden's guardians. To peruse these memoranda is to relive the garden's past. We discover, for instance, that the pleasance was originally planted with box, holly and evergreen oaks (most of which were removed in the mid-1920s), and a former 'bed of rhododendrons surrounding the Knoll in the Centre of the Garden' was planted with specimens gathered by General and Mrs Montcrieff from the Dorsetshire estate of Lord Chelmsford (one-time Viceroy of India).

There are also copious references to the day-to-day upkeep of the square garden - including lopping, sowing, raking, the laying of gravel paths, cleaning drains, and the supervision of the gardeners who were sometimes obstructive and bloody-minded, or prone to crankiness or lethargy. Most of the Minutes, however, deal with the proper conduct of the garden users, which were set out in the Code of Rules for the Guidance of the Committee and Subscribers of the Garden. Dogs and children were the source of greatest disquiet: dogs, when they were allowed in the garden, had to be muzzled, and children were grudgingly tolerated (as was the case in just about every garden square in London), being accused of acts of 'vandalism, hooliganism, reckless behaviour and general rowdiness'.

For many years the garden was managed in an ad hoc manner, when the Committee was starved of funds and relied heavily on the generosity of rich subscribers to improve the gardens: plants were frequently donated to fill gaps, and the gardener or the contractors made do with what little was available. There were, none the less, times when the residents were capable of co-ordinating more ambitious refurbishments - such as the creation of new beds and the planting of bulbs in the spring of 1937 to mark the coronation of George VI. The most dramatic re-ordering of the garden took place from 1948 when, on the advice of the Royal Horticultural Society, the Committee consulted Thomas Hay, former Superintendent of Royal Parks 'at a small fee to advise on the management and planting of the garden'. The garden had suffered greatly during the War: its railings had been requisitioned and the gardens had been allowed to grow rank. Hay's report was adopted by the Committee in February 1949, and it established the basis for the subsequent refurbishment of the garden. A new management scheme was put in place, the Committee was reformed, new planting was introduced and 'impregnable' Dura-fencing and new gates were erected to protect the 'seclusion' of the garden.



Viewing: Strictly by appointment with Savills. 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. 30/07/20 SAVILLS-200708-06GG



Approximate Gross Internal Area
5,369 sq ft / 498.78 sq m
 including 3.62 sq m of under 1.5m area and
 internal vault, excluding external vaults

External Vaults Area
323 sq ft / 30.01 sq m

Total
5,680 sq ft / 528.78 sq m

Freehold
 Price on application
 The Royal Borough of
 Kensington & Chelsea

Savills Knightsbridge
 knightsbridge@savills.com
 020 7581 5234
Savills Sloane Street
 sloanestreet@savills.com
 020 7730 0822
 savills.co.uk



RUSSELL SIMPSON
 5 Anderson Street, London SW3 3LU
020-7225 0277
 www.russellsimpson.co.uk