



A GRAND AND ELEGANTLY PROPORTIONED MANSION APARTMENT

CARLISLE MANSIONS
CARLISLE PLACE, SW1P

Guide Price £2,950,000, Leasehold



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FLAT 41, CARLISLE MANSIONS

CARLISLE PLACE, LONDON

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Superb raised ground floor Mansion apartment •
3 bedrooms and 2 significant reception rooms • 3
bathrooms (2 en suite) • Classical character with
contemporary style and immaculate presentation •
• Exceptional sense of natural light and volume •
Porter/caretaker

3 Bedrooms • 3 Bathrooms • 2 Receptions

• EPC Rating = E

Situation

Carlisle Place is located in the heart of Victoria, quietly positioned between Victoria Street and Francis Street to the west of Westminster Cathedral.

This is a prime location convenient for world renowned landmarks including Buckingham Palace and St James Park, and Westminster Abbey, Houses of Parliament and the Tate Britain Gallery. It is now also becoming recognised as a hub for food and fashion, attracting notable brands and icons spanning Tom Ford, Mulberry, Armani and Jimmy Choo, to Michel Roux Jnr, Jason Atherton and Andrew Wong.

Transport connections are superb, with Victoria Railway Station offering mainline national connections and the Gatwick Express, as well as underground services on the Victoria and the District and Circle Lines. St James Park, and Westminster underground station with the Jubilee line, are also convenient.

Victoria has recently seen a £2billion pound redevelopment which is now nearing completion. This has provided a significant enhancement of lifestyle living, with a Curzon Cinema, and Andrew Lloyd Webber's 'The Other Palace' theatre accompanying the historical Victoria Palace Theatre now hosting the musical Hamilton, and the Victoria Apollo.

Finally a diverse cafe scene with artisan coffee houses such as Iris and June, and The Coffee Geeks all contribute to a modern and thriving environment in a Central London.



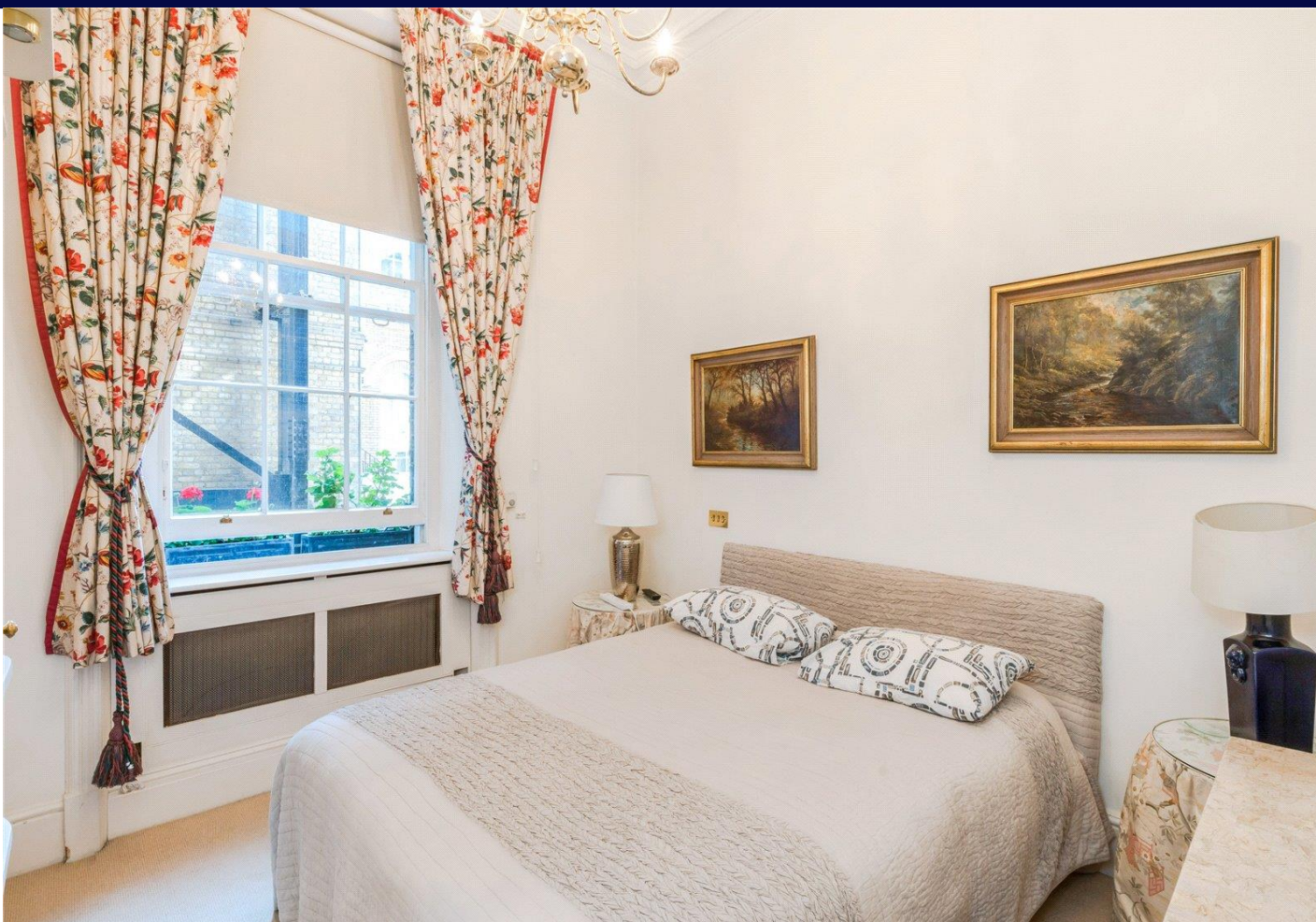
Description

This is a truly elegant mansion flat within a renowned residential enclave close to Victoria.

Accommodation briefly comprises 2 substantial reception rooms interlinked by double doors and encapsulating an authentic sense of character with window seating, real fireplaces and even ornate feature columns which accentuate a sense of grandeur and tradition. There are three double bedrooms, the master suite benefiting from significant closet space and an en suite bathroom; bedroom 2 benefits from a significant mezzanine feature providing a charming 'snug' space for children.

The kitchen is fitted with high specification appliances and all three bathrooms area well appointed with attractive suites.

This is unquestionably a sophisticated and highly desirable property to find in the market and will appeal to any buyer looking for a Central London home that offers space and comfort and practicality within a period and characterful surrounding.



Tenure

Leasehold - 150 years (less 10 days) from 29 September 1978

Local Authority

City Of Westminster

Outgoings

Service Charge – circa £8,743.08

Ground Rent - £400

Viewing

Strictly by appointment with Savills.



FLOORPLANS

Gross internal area: 2141 sq ft, 199 m²



Carlisle Mansions
Approximate Gross Internal Area = 2141 sq ft / 199 sq m
(Including Mezzanine Level)



Not to scale, for guidance only and must not be relied upon as a statement of fact.
All measurements and areas are approximate only and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.

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