



An elegant London town house in an iconic location.

**Little College Street, Westminster, London, SW1P**

Guide Price £6,350,000 Freehold

savills







Grade II listed town house • Beautifully presented and refurbished • Elegant and versatile accommodation • Historic and renowned location • Close to Parliament and the Abbey

### Local Information

Moments away from the Abbey and Westminster School, Little College Street is located in the heart of historic Westminster, with views of the Houses of Parliament from the property.

The area is steeped in over 1,000 years of royal and government history and widely regarded for its exquisitely preserved examples of 18th and early 19th Century architecture. It is a tranquil and attractive environment, enhanced by its proximity to the open spaces of St James's Park and Green Park with the River Thames nearby.

Westminster and Victoria provide excellent local amenities as well as being a destination "lifestyle hub" due to its cultural venues such as the Tate Britain Gallery. The world-renowned clubs, restaurants, theatres, galleries, and designer shops of Mayfair and St. James are also easily reached.

Westminster has excellent transport links around London, easy access to the legal and financial centres, and to airports. St James's Park and Westminster underground stations are close-by, as is the river boat service from Westminster and Tate Britain piers. Victoria Station has both underground connections and mainline rail network services including the Gatwick Express.



### About this property

A truly elegant period house, dating to c.1895/1900, which has been impressively renovated to a high standard by the current owners to provide a beautifully proportioned and versatile family home.

Arranged over five floors, the accommodation comprises five bedrooms with four bath/shower rooms (three en suite) and four reception rooms.

The entrance hall is spacious with a substantial staircase ascending through the center of the house, bringing elegance and volume to all floors and flooding the house with natural light. On the ground floor there is a well-proportioned dining room and a study, both with period fireplaces, plus a guest WC.

Modern wooden steps to the lower ground floor lead to a large contemporary kitchen/breakfast room with bi-folding doors, opening across the width of the room into a private courtyard garden, a family room and a utility room with access to a wine vault.

Moving up to the first floor, there is an impressive triple window drawing room, with decorative period fireplace, providing a lateral aspect of the Houses of Parliament, Big Ben and the Henry Moore statue on College Green.

Bedroom accommodation is well arranged for a family, with a Master suite across the entire third floor, including a fully-fitted dressing-room. There is significant storage capacity throughout the house.

This house will appeal to buyers seeking a substantial home in this most sought after and historic enclave of Prime Central London.

**Tenure** - Freehold

**Local Authority** - City Of Westminster

**Energy Performance** - EPC Rating = Exempt

### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Westminster & Pimlico Office.

Telephone:

+44 (0) 203 430 6860.







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Gross Internal Area 3417 sq ft, 317.4 m<sup>2</sup>

EPC – Exempt

Sales

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