



HOWICK PLACE

WESTMINSTER SW1P

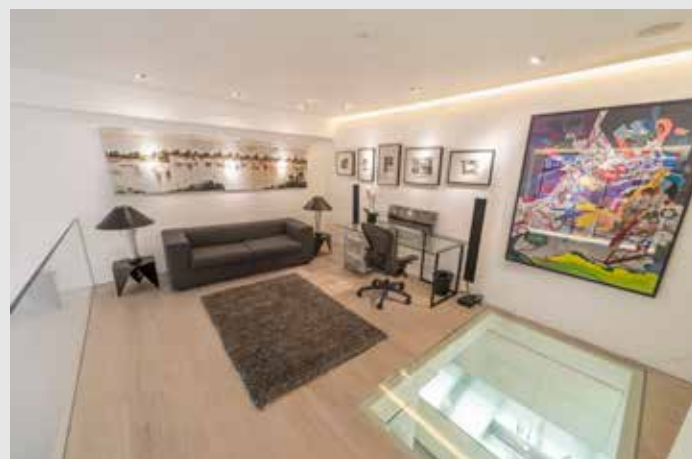
AN EXTRAORDINARY AND UNIQUE LATERAL APARTMENT.

This is an extraordinary and unique apartment within an exclusive landmark building in the heart of Victoria and Westminster.

Providing incredible lateral space with a dramatic sense of light and volume, this is an exceptional apartment intricately arranged for striking use as a private gallery and entertaining.

Positioned on the second floor, accommodation comprises a feature reception room with 5m ceiling heights which span a maximum width of some 58' (17.6m), with rotating walls which allow for transforming the use of space and aspect. Furthermore the principal floor accommodates a contemporary kitchen with Gaggenau appliances, TV room/ bedroom 3, study and bedroom 2 with en suite bathroom; there is also a further guest cloakroom and shower room, and a utility room. A mezzanine level provides a further gallery space, with additional study and master bedroom suite with a walk-in wardrobe and en suite bathroom.





The specification of this apartment is typically bespoke with integrated Home Management and audio visual systems, air conditioning, and Cath-Cove lighting, enhancing intricate architectural detailing throughout the apartment. Millimetre specific gapping between floors and walls, identical curve finishing to spectacular, oversized windows which are also UV protecting and privacy treated, and exceptional security ensures this is an apartment designed and completed to the most exact detail.

The building was ambitiously developed by the renowned Italian designer Alessandro Cajarati Crivelli in 2009, converting a former Victorian postal sorting office and transforming a vast industrial space in to elegant residential use with surprising discretion.

There are two passenger lifts within the building and secure residents parking, with two spaces demised to this apartment using a stacking car lift.

LOCATION

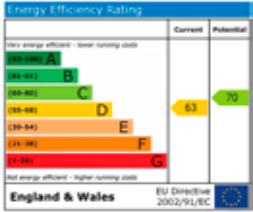
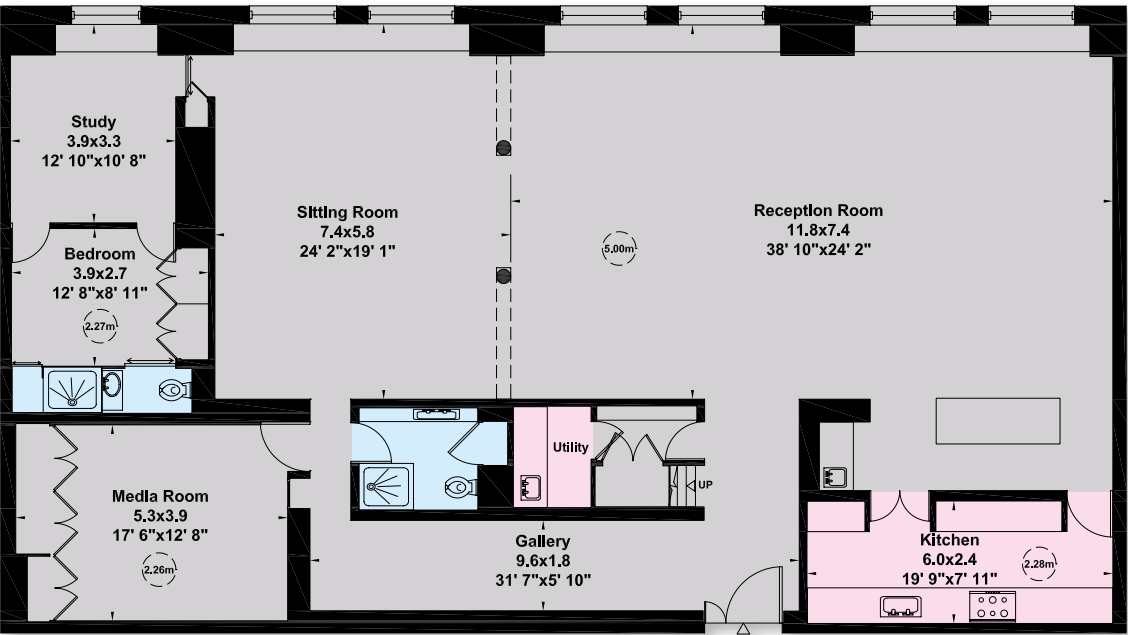
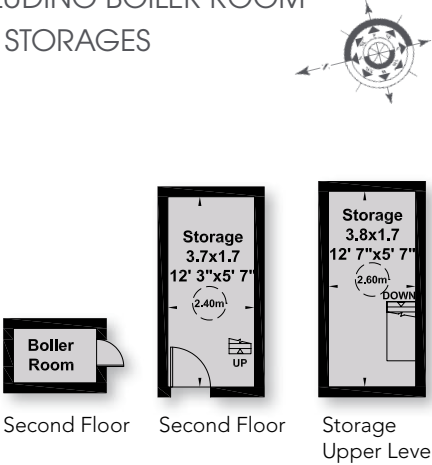
Francis Street is located in the heart of Westminster, quietly positioned behind Victoria Street and to the south east of Westminster Cathedral. This is a prime location convenient for iconic landmarks including Buckingham Palace, St James’s Park, Westminster Abbey, the Houses of Parliament and the Tate Britain Gallery. It is now also becoming renowned as a creative hub attracting the fashion houses of Tom Ford, Mulberry, Armani and Jimmy Choo.

Transport connections are superb, with Victoria Railway Station offering mainline national connections and the Gatwick Express, as well as underground services. St James’s Park and Westminster underground stations are also convenient.

Victoria has recently seen a £4 billion 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 (soon to be hosting the musical Hamilton) and the Victoria Apollo. Westminster and Victoria are also becoming a destination for food, with brands ranging from Sourced Market, Stix and Sushi, Jamie Oliver and Jason Atherton, to award winning and Michelin starred restaurants such as Quilon, Roux at Parliament Square, A Wong and the Cinnamon Club; there are also artisan coffee houses such as Iris and June, and The Coffee Geeks, all contributing to a modern diverse and thriving local scene.

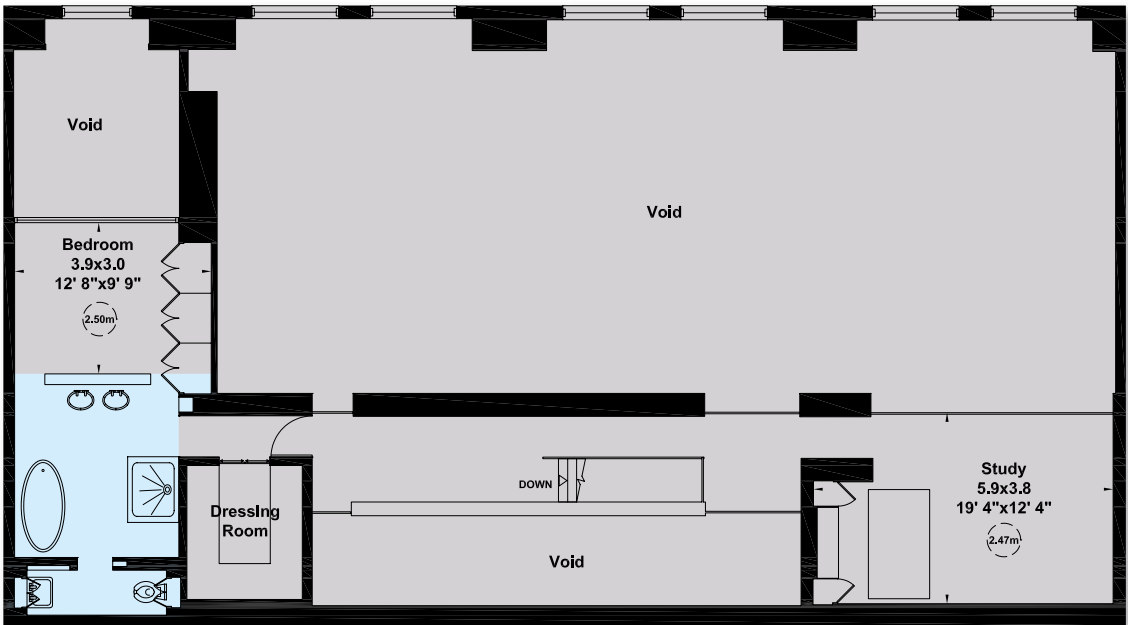


GROSS INTERNAL AREA (APPROX.)
347 SQ M- 3,736 SQ FT
INCLUDING BOILER ROOM
AND STORAGES
333 SQ M - 3,578 SQ FT
EXCLUDING BOILER ROOM
AND STORAGES



ACCOMMODATION & AMENITIES

- Exceptional lateral apartment
- Reception with 5m ceilings heights
- Sitting room
- 2/3 bedrooms
- 3 bathrooms (2 en suite)
- Kitchen
- Gallery
- Study
- Media room
- Secure parking for 2 cars
- Integrated Home Management
- Air conditioning



Mezzanine

TERMS

Tenure Leasehold | Price On Application
Local Authority City of Westminster



Viewing: Strictly by appointment.



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Brochure and Floor plan by **capital group** 020 8671 5448



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