



## **RUSSELL SIMPSON**

Beautiful four-bedroom house to let  
with private garage in Westminster

COWLEY STREET  
WESTMINSTER SW1P

Cowley Street

Let

<div>BEDROOMS</div> <div>4</div>	<div>INTERNAL</div> <div>1,819 <small>SQ FT</small></div> <div>168 <small>SQM</small></div>	<div>OUTDOOR</div> <div>383 <small>SQ FT</small></div>	<div>FURNISHED STATUS</div> <div>Unfurnished</div>
<div>BATHROOMS</div> <div>2</div>		<div>EPC</div> <div>D</div>	<div>COUNCIL TAX</div> <div>Westminster City, H</div>

# The Property

Grade II\* listed five-storey Georgian house with a south-facing garden on a historic street near the Houses of Parliament.



img 1

Fully Equipped Kitchen

img 2

Light Filled Reception Room

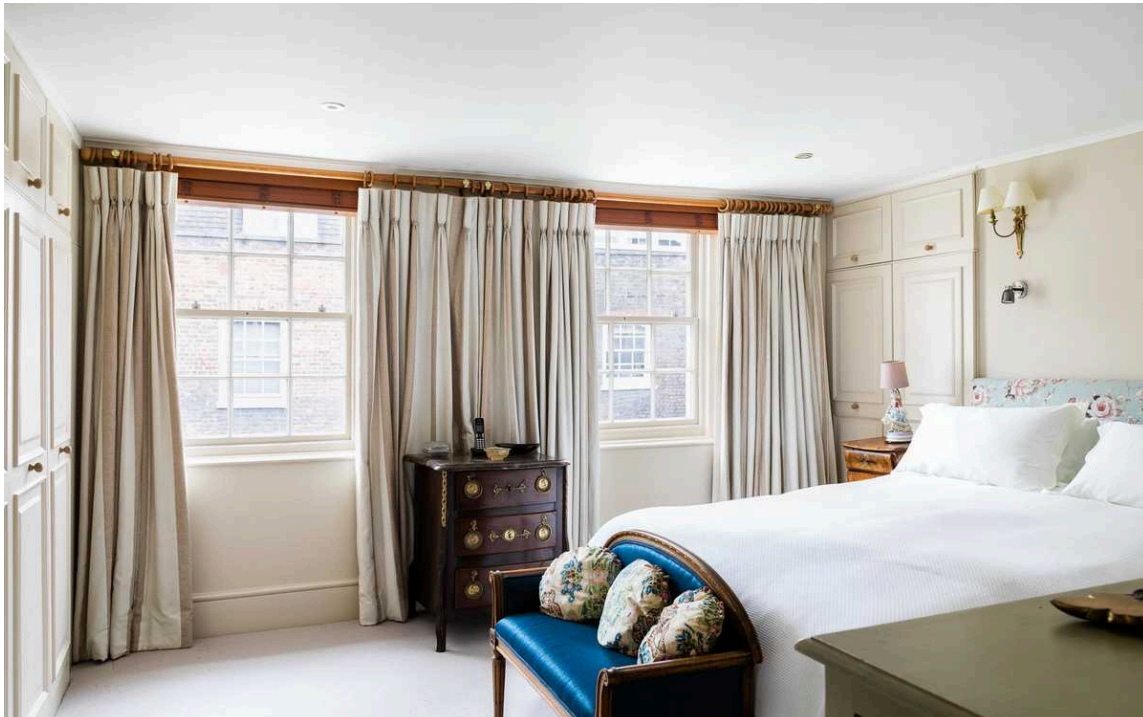


## Indoor Spaces

Entering the house on the ground floor, the corridor opens onto a generous open-plan kitchen, with an eating area at the front and a rear balcony overlooking the garden.

Downstairs, on the lower ground floor, is a spacious bedroom with inbuilt storage. This floor also contains separate access to the street, a guest loo, and a study with French windows leading out to the garden.

Upstairs, on the first floor, is a grand reception occupying the entire level, with inbuilt shelving and cupboards. Upstairs again, on the second floor, is a principal bedroom with ensuite bathroom, again occupying the entire level. Finally, on the third floor, two more bedrooms share a bathroom.



img 1

Dining and Kitchen

img 2

Principal Bedroom



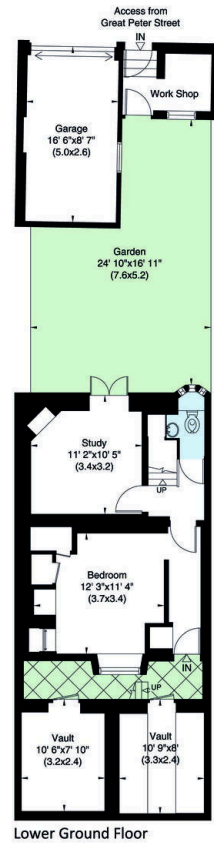
## Outdoor Spaces

The house is decorated in a traditional and tasteful fashion, with elegant fireplaces and panelled doors to evoke its three centuries of history.

The house includes a paved garden, with space enough for outdoor eating. The garden ends with a private parking place, as well as small workshop with a back door, allowing access to nearby Great Peter Street. In addition, at the front of the house, a pair of vaults under the street allow for cellar-like storage.

# The Neighbourhood

The house was built in 1722, part of a neighbourhood of well-preserved Georgian houses. The celebrated actor, Sir John Gielgud lived next door, and the area was historically popular with politicians and aristocrats. The Houses of Parliament are within walking distance, as well as Westminster Abbey, the concert space of St John Smith's Square, and the riverside lawns of Victoria Tower Gardens.



## Cowley Street, SW1

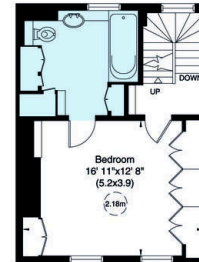
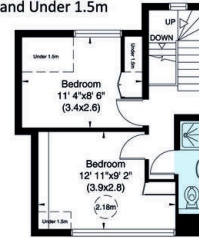
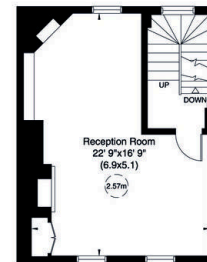
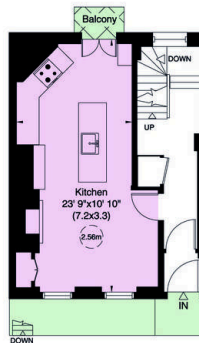
Gross internal area (approx.)

204 Sq m (2193 Sq ft) Including Vaults, Garage, Work Shop and Under 1.5m

169 Sq m (1819 Sq ft) Excluding Vaults, Garage, Work Shop and Under 1.5m

For identification only, Not to Scale

capital 020 8871 7722



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 theRICS Code of Measuring Practice).

**RUSSELL  
SIMPSON**

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