

Mercer Street,
Covent Garden, WC2



TAVISTOCKBOW
RESIDENTIAL

A rarely available freehold townhouse located on Mercer Street, one of the characterful streets within the Seven Dials conservation area, Covent Garden's village.

This Grade II listed warehouse conversion forms part of the Comyn Ching triangle, an award winning urban regeneration project designed in the 1980's by world renowned architect Sir Terry Farrell, and has a colourful past being once owned by Blur bassist, 90's Britpop badboy and latter day cheese-meister Alex James.



- › Grade II listed Townhouse
- › Former warehouse building
- › Heaps of character
- › Two bedrooms
- › Two bathrooms
- › Large kitchen/dining space
- › Great location in Seven Dials
- › Bright & voluminous living space
- › Balcony overlooking Ching Court
- › Close to Leicester Square & Covent Garden





Arranged over five floors, the house is entered from the street, opening into a grand entrance library, with high ceilings and floor to ceiling bespoke bookshelves, with a pleasant outlook from the full height windows on to Ching Court at the rear.

On the lower ground floor, there's a modern well appointed kitchen with central island, opening to a large breakfast/dining room illuminated by large skylights.

Stairs to the first floor open on to a vast dual aspect reception room, with handsome original timber floors, exposed painted brickwork and large original loading doors at one end, flooding the space with natural light along with the French doors opening on to a small balcony overlooking the tranquil courtyard of Ching Court.

The second floor features a guest bedroom with dressing room and bathroom and finally the top floor is solely occupied by a fantastic master bedroom, with beautiful vaulted ceilings, original feature windows, wonderful light from skylights and a fantastic open plan bathroom with lovely freestanding roll top bath.





What we love:

- › Rare warehouse conversion
- › Original features including full height glazed loading doors
- › Tranquil views over Ching Court
- › Awesome master bedroom suite
- › Stumbling distance from The Ivy & Groucho Club.



What you need to know:

- › Seven Dials Conservation Area
- › Arranged over five floors
- › Grade II listed building
- › Designed by Sir Terry Farrell
- › Freehold.







Seven Dials has an interesting history of its own, originally developed by Thomas Neale in the early 1690's with a view to attracting affluent residents, however for much of its early history it was full of gin shops and ne'er-do-wells, with a pub on every corner (only The Crown remains today) and a series of interconnecting tunnels between each, perfect for a quick escape. The area became regarded as somewhat of a slum, even referenced by the great Charles Dickens himself.

Nowadays, Seven Dials has more of a village feel much closer to Neale's original vision. The eclectic mix of cobbled streets, historic architecture, independent boutiques, theatres, restaurants, coffee shops and of course the iconic sundial give the area a unique atmosphere within London's buzzing West End.

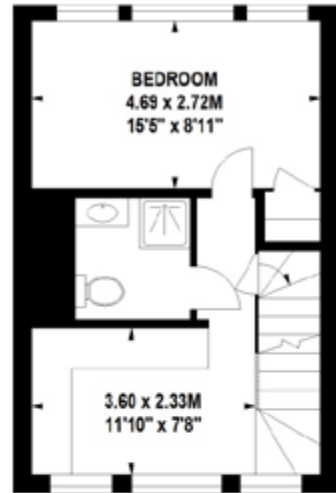


Mercer Street, WC2

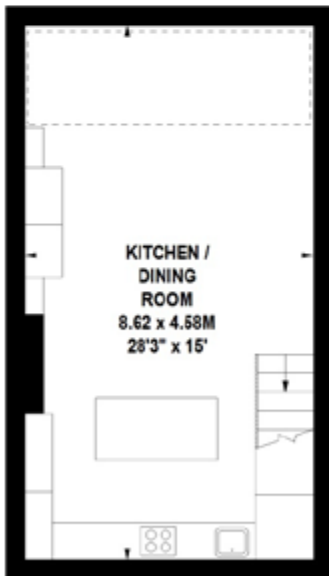
Approximate Gross Internal Area 175 sq m / 1884 sq ft



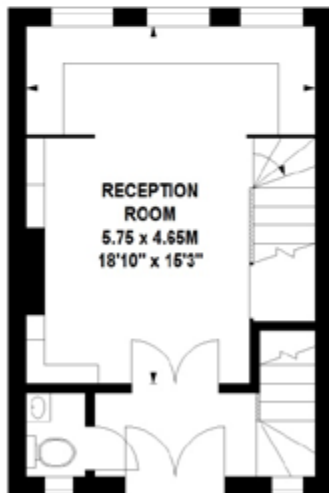
Third Floor



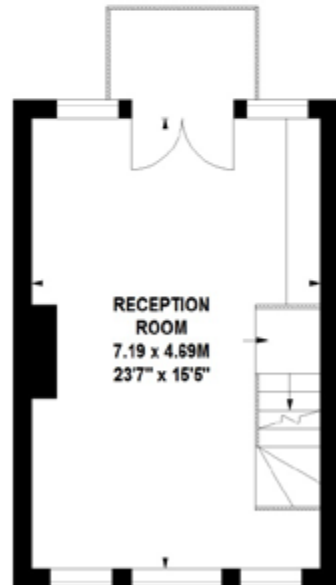
Second Floor



Lower Ground Floor



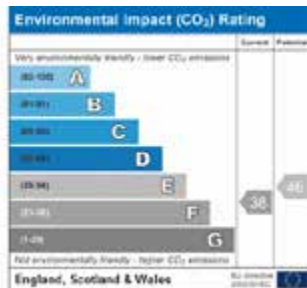
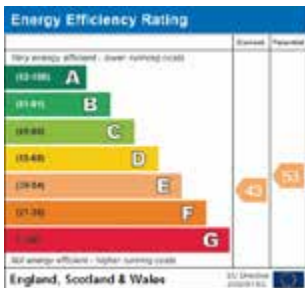
Ground Floor



First Floor

Floor Plan produced for Tavistock Bow by Mays Floorplans © . Tel 020 3397 4594
 Illustration for identification purposes only, not to scale
 All measurements are maximum, and include wardrobes and window bays where applicable

EPC



Contact Us

a. 31 Long Acre, London WC2E 9LA
t. 020 7477 2177
e. hello@tavistockbow.com
w. tavistockbow.com

f /tavistockbow
i /tavistockbow
t @tavistockbow

Please Note
 Dressed images are digitally enhanced CGI's
 for indicative purposes only and do not
 represent physical furnishing in the property

