

Maunsel Street

Westminster | London SW1



| *tavistockbow*



This picturesque Georgian street lies in the heart of Westminster, a literal stones throw from the seat of Government at the Palace of Westminster, which can be clearly seen from the end of the street.

Named after John Maunsel, a 13th Century landowner and adviser to King Henry III, the street links Vincent Square and Horseferry Road and is one of Westminster's most sought after addresses due to its unique village feel.





Located toward the North East end of the street, No. 3 is an attractive three storey traditional Georgian terraced house with a pretty frontage and secluded south east facing patio garden to the rear.



Flexible accommodation is arranged over three floors, with the ground floor currently configured as an entrance hallway leading to well proportioned open plan living spaces and kitchen, opening onto an attractive winter garden at the rear.

- Historic Georgian Townhouse
- Sought After Residential Address
- Two Bedrooms
- One Bathroom
- Separate WC
- Open Plan Ground Floor Accommodation
- Double Drawing Room
- Secluded First Floor Patio Garden
- Ground Floor Winter Garden
- Ideal Investment/Refurbishment Opportunity
- Close to Westminster School, Vincent Square, The Palace of Westminster and Channel 4 HQ.







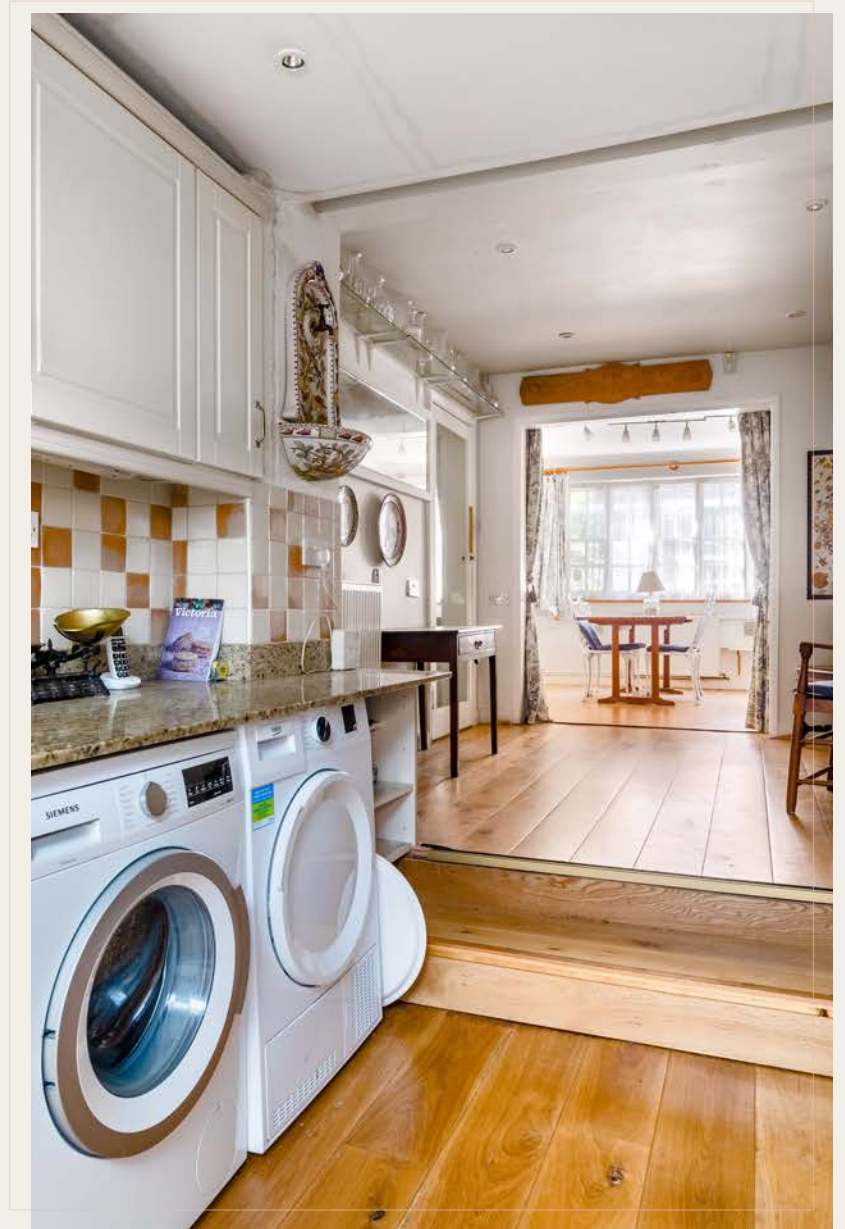


The open plan ground floor spaces open via French doors onto a charming winter garden to the rear





The split level ground floor descends to an open plan galley style kitchen to the rear









The ground floor has ample natural light and an attractive sense of space and seclusion



On the first floor, a bright dual aspect double drawing room is bathed in light from the front facing Georgian sash window, with French doors opening onto the secluded patio garden to the rear





Despite requiring some modernisation, the house offers attractive proportions in an enviable location.











The first floor spaces interconnect to create a sense of openness, with the tranquil patio to the rear perfect for the London summer







On the second floor, the principal double bedroom faces the street, again with a well proportioned Georgian sash window allowing good natural light.







Adjacent to the principal bedroom is a smaller second room, ideal as a study or nursery.

A single bathroom serves both bedrooms, with a separate guest WC located on the ground floor.





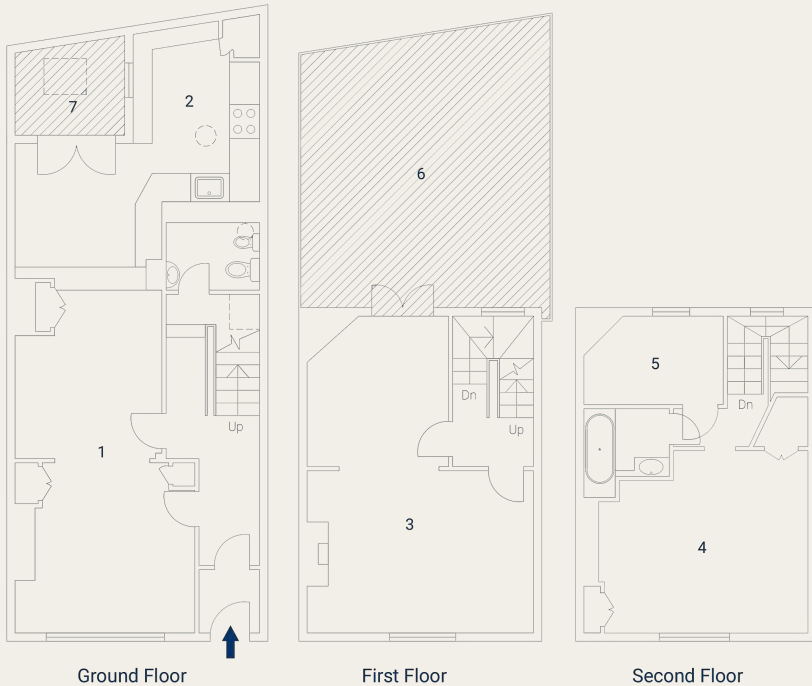


floorplan

Maunsel Street, SW1P

Approximate Gross Internal Area 102 sq m / 1098 sq ft
 Excluding External Terrace & Balcony of 45 sq m / 484 sq ft

- 1 Living / Dining 3.29 x 9.19M 10'7" x 30'1"
- 2 Kitchen 2.42 x 3.35M 7'9" x 10'9"
- 3 Living 4.34 x 5.36M 14'2" x 17'5"
- 4 Bedroom 4.32 x 3.61M 14'1" x 11'8"
- 5 Office 2.64 x 1.85M 8'6" x 6'0"
- 6 Terrace 4.64 x 5.14M 15'2" x 16'8"
- 7 Patio 1.91 x 1.50M 6'2" x 4'9"



epc

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

what you need to know

- Tenure:** Freehold
- Local Authority:** City of Westminster
- Council Tax Band:** F | £1317.40 (2023/24)

Floorplan produced for Tavistock Bow. Illustration for identification purposes only and not to scale. All measurements are approximate and not to be relied upon.



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about us

Tavistock Bow is an independent residential agency & consultancy based in London's vibrant West End.

We are niche, boutique, creative, knowledgeable, professional and approachable.

We love what we do and that's why we do it.



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