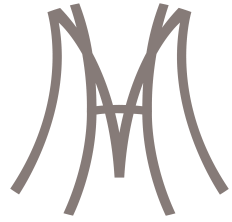




MULBERRY HOUSE

36 SMITH SQUARE SW1



MULBERRY HOUSE
36 SMITH SQUARE SWIP 3HL





Mulberry House situated on the corner of Smith Square

MULBERRY HOUSE IS ONE OF THE LARGEST AND MOST DISTINGUISHED HOUSES IN WESTMINSTER, OCCUPYING A PRIME CORNER POSITION ON SECLUDED SMITH SQUARE.

This Grade II listed property was built in 1911 by the renowned architect Sir Edwin Lutyens as a private residence. With 3 windows overlooking Smith Square (40 foot frontage) and 7 windows along Dean Trench Street (74 foot frontage), it offers space on an unrivalled scale in the area.

- Situated on the corner of Smith Square and Dean Trench Street
- Main grand entrance from Smith Square with a secondary entrance from Dean Trench Street
- Extensively refurbished by the current owners and fully equipped with modern amenities (see page 15)
- Grand, sweeping, cantilevered staircase from ground to second floor
- Outstanding first floor with interconnected rooms for entertaining on a grand scale, including a 37.5 ft wide drawing room, a panelled library and a travertine stone clad dining room
- 7 bedroom suites plus staff accommodation
- Views over St John's Smith Square from the main rooms and a view of the Houses of Parliament from the roof terrace
- Secluded location in the heart of prime central London
- Gross Internal Area 11,720 sq ft / 1,088 sq m

With views over the magnificent church of St John, which forms the centrepiece of the square, this property occupies an enviable position in the heart of historic Westminster, close to the Houses of Parliament and Westminster Abbey. Smith Square was originally built circa 1726 around the church, which is now used as a concert hall having been bomb damaged in the second World War.



Mulberry House



View from the roof terrace towards the Houses of Parliament



View of St John's Smith Square from the first floor





Dining Room



Entrance Hall

The property was built in 1911 by the respected architect Sir Edwin Lutyens, whose elegant style of building earned him the reputation of one of the leading architects of his generation. Commissioned by Reginald McKenna, a Liberal MP who became Chancellor of the Exchequer, the property is constructed in a neo-Georgian style, with classical proportions and grand entertaining spaces. The property passed to Henry Mond MP, Baron Melchett in the mid 1920s and a programme of redecoration was instigated. Lutyens' original layout remained, but rich enhancements were added, particularly on the 1st floor.

A Mr Darcy Braddell was commissioned to carry out the works, along with renowned sculptor Mr C.S. Jagger and painter Mr Glyn Philpot. The dining room was lined with travertine stone, with Greek and Roman influences, and remains so today. The drawing room was decorated in an exotic style, with silver foil walls and green bronze doors, plus painted murals on the walls depicting the Loves of Jupiter. These wall paintings and decorations are no longer in existence; all that remains is a polished marble architrave and surround of the main drawing room door. There was also a bronze relief with a monumental fireplace in the drawing room and this now forms part of the permanent collection at the V & A museum, London.









Drawing Room



Ornate door surround in the Drawing Room



Drawing Room





Kitchen and Dining Area, with Gaggenau appliances



Kitchen and Dining Area



Sitting Area adjacent to the Kitchen



Master Bedroom



Master Ensuite Bathroom



Master Dressing Room





Master Bedroom



Guest Bedroom (Bedroom 2)

ACCOMMODATION

Ground Floor

- Grand entrance hall
- Secondary side entrance from Dean Trench Street
- Kitchen with sitting and dining areas and separate pantry area
- Study
- Snug
- Meeting room
- Guest WC and cloakroom

First floor

- Drawing room
- Library with original bookcase and panelling
- Dining room
- Servery with dumb waiter
- Guest WC

Second Floor

- Master bedroom with ensuite bathroom (double shower and bath) and dressing room

- Bedroom 2 with dressing area and ensuite bathroom (shower and bath)
- Bedroom 6 with ensuite bathroom (shower and bath)

Third Floor

- 4 further bedroom suites with ensuite bathrooms (shower and bath)
- Laundry cupboard
- Plant room



Grand Staircase

Fourth Floor

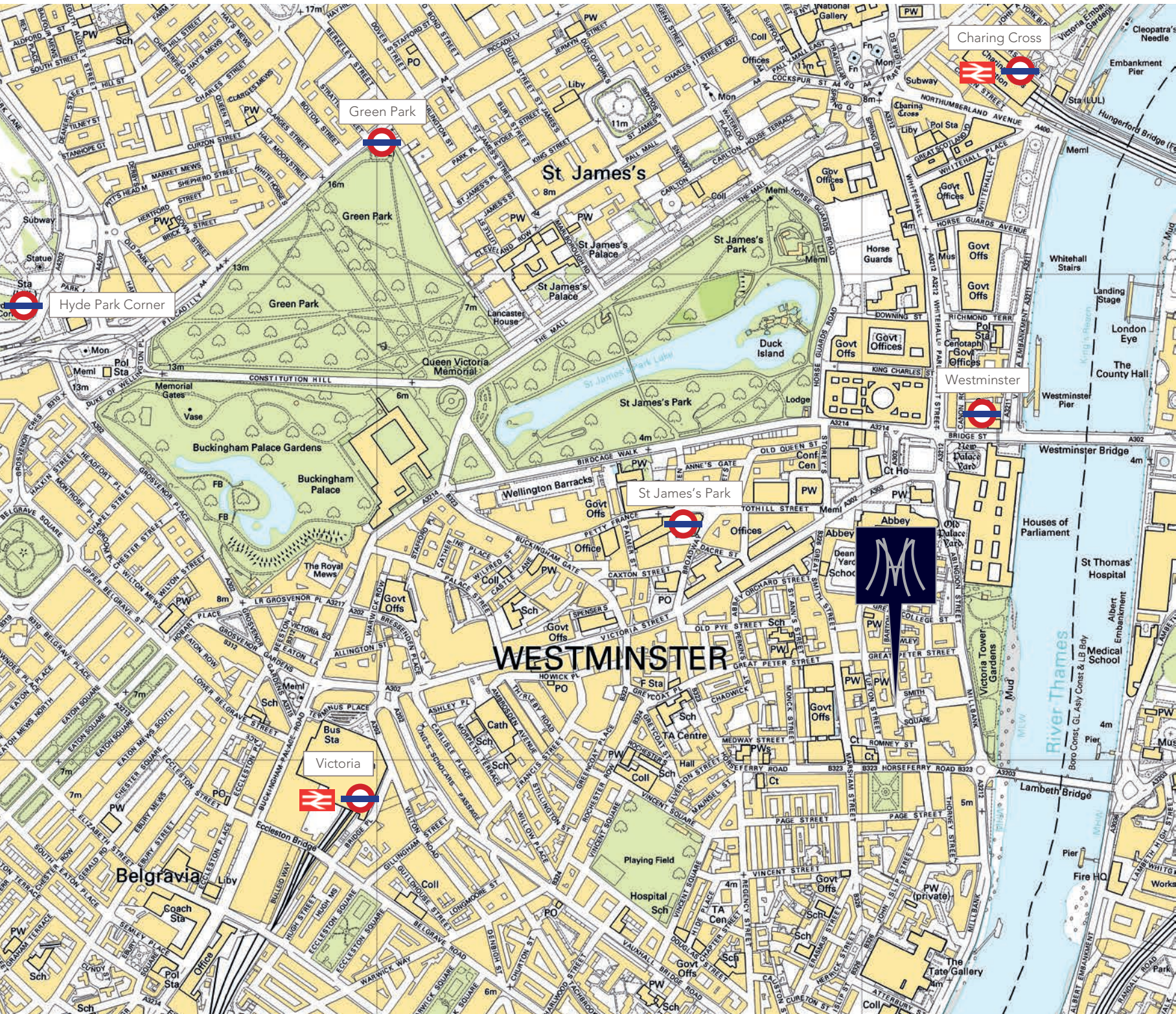
- Gym and Jacuzzi
- Roof terrace
- Storage area in eaves

Lower Ground Floor

- Staff flat with living area, bedroom and bathroom
- Guest WC
- Plant rooms and storage

AMENITIES

- Lift to all floors
- Grand principal staircase from ground to second floors
- Secondary staircase to all floors
- Lutron lighting throughout the property
- Gas fired central heating to all rooms with remote access
- Gas fires in the drawing room, master bedroom, library and snug
- Underfloor heating in the bathrooms and snug
- Supplementary cooling/heating system in dining room, drawing room, library, snug, master bedroom, bedroom 2 and gym
- CCTV
- Kaleidescape Server with feed to all TVs





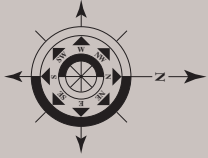
LOCATION

Centrally located in Westminster, the seat of both Royalty and Government for over 1,000 years, the property is ideally situated for transportation around London, to the City, the airports and the countryside.

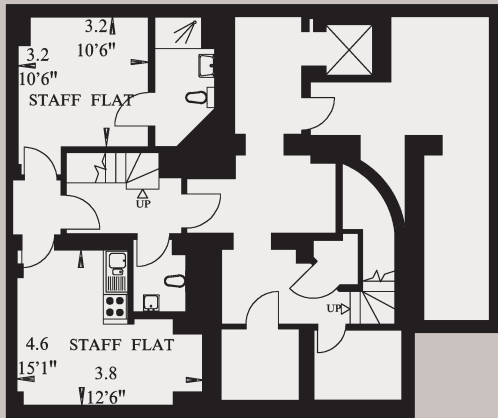
Both St James's Park and Westminster underground stations are approximately half a mile away and Waterloo mainline and

underground station and Victoria mainline and underground station are both approximately 1 mile away.

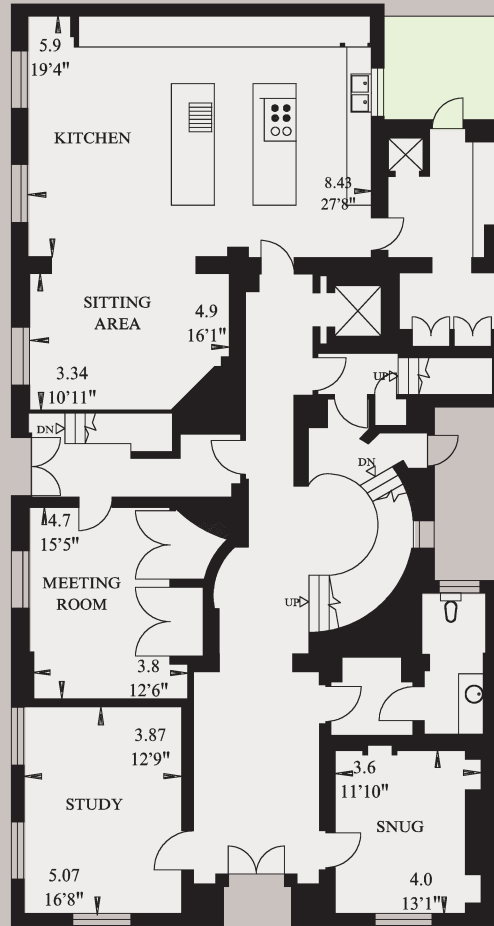
As well as the local amenities available in the area, the world renowned clubs, restaurants, theatres and shops of Mayfair and St James's are easily reached, being just on the north side of St James's Park.



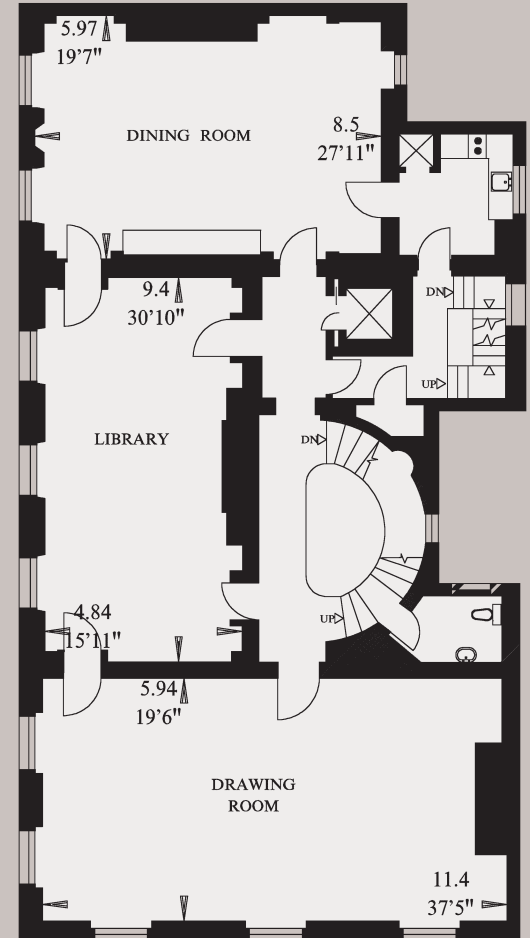
GROSS INTERNAL AREA
11,720 sq ft / 1,088 sq m



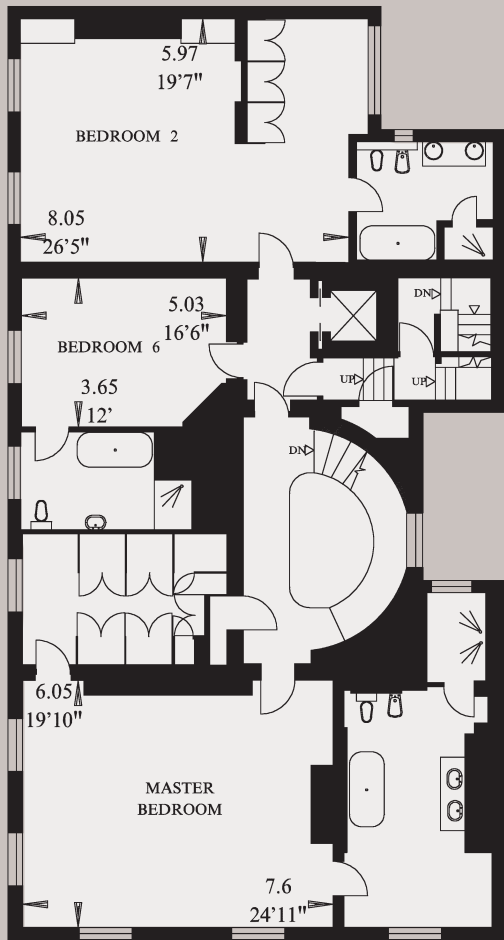
LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR



For price and viewing details, please contact the Joint Sole Agents.

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Tenure Freehold

Local Authority
City of Westminster

Council Tax Band H

**Situated in the Smith
Square Conservation
Area**

Grade II Listed

IMPORTANT NOTICE

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