

Buckingham House

Buckingham Street | Strand WC2



| *tavistockbow*

This bright lateral apartment is situated on the third floor of Buckingham House, a handsome early 20th century building that was subject to comprehensive refurbishment in 2014 by luxury developer Amazon Property. Buckingham Street is so-named being part of the former Adelphi Estate that was developed on land originally owned by the 1st Duke Of Buckingham, George Villiers.







Entered via double doors on the Buckingham Street elevation, residents are welcomed into a modern reception foyer finished in a contemporary style with a passenger lift to all floors.





Forming part of the Adelphi Conservation Area and located on the corner of Buckingham Street and John Adam Street, Buckingham House was originally constructed in the early 20th century and although not currently listed, is designated as an 'unlisted building of merit' and was designed to echo the historic Georgian architecture of the surrounding streets.

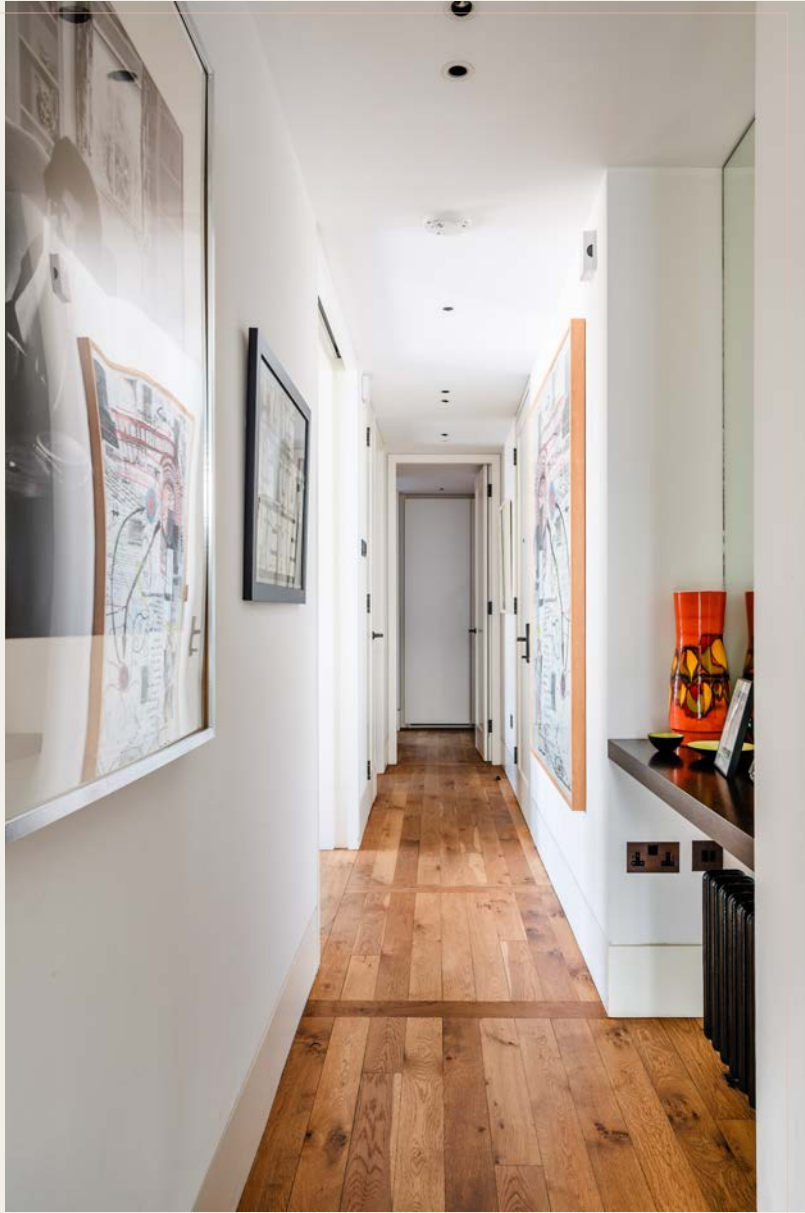




Features

- Third Floor Lateral Apartment
- Three Bedrooms
- Open Plan Dual Aspect Living Space
- Principal Bedroom with En-Suite Bathroom
- Further Double Bedroom
- Guest Bathroom
- Third Bedroom / Study
- Modern Specification
- Comfort Cooling Throughout
- Lift





The apartment features generous ceiling heights throughout, creating a sense of volume that is amplified by the natural light entering via numerous sash windows located on two sides of the building, along with contemporary decoration in a bright neutral palette.



The primary living space is on the corner, benefitting from a lovely dual aspect looking out over the streets below, with warm contrasting tones from the naturally oiled timber floors and a wonderful open plan contemporary kitchen with stand-alone island & breakfast bar.

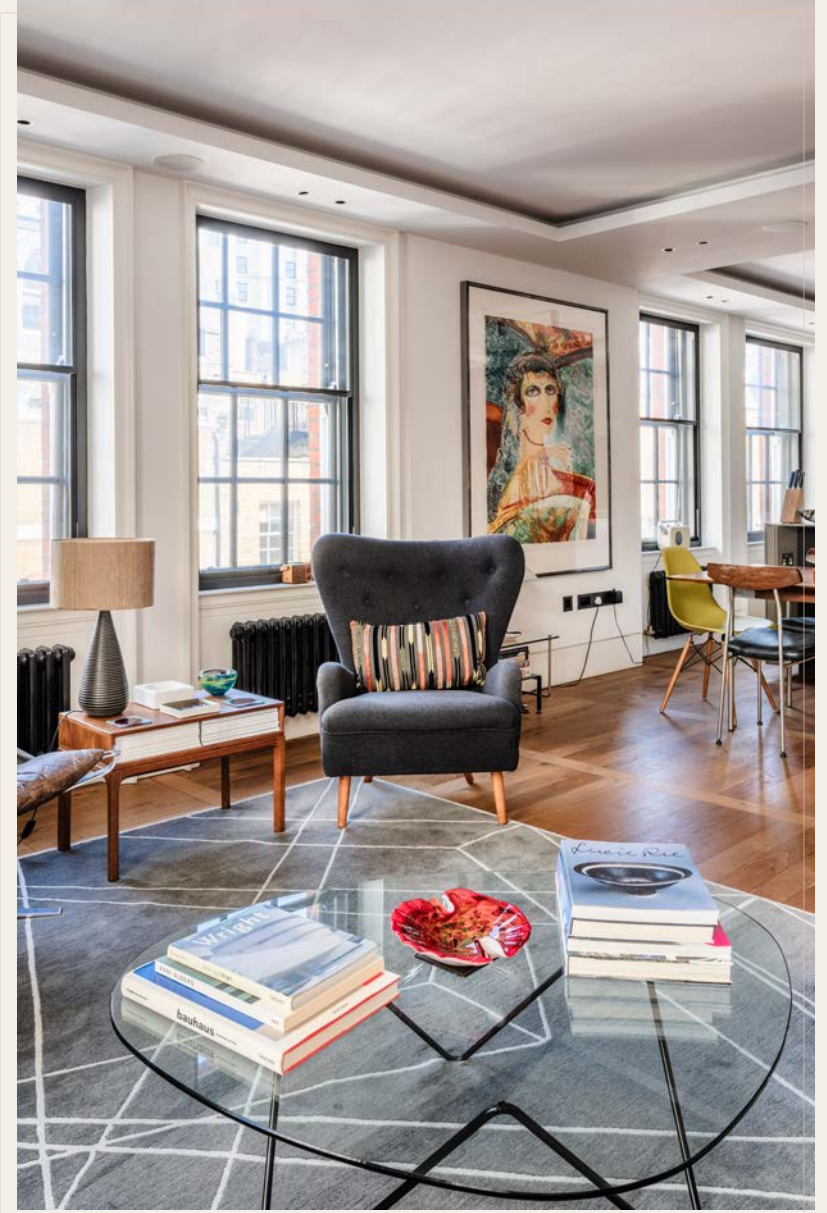




The space benefits from recessed ceilings adding to the sense of volume, with a fully programmable lighting system and comfort cooling throughout.









Well-proportioned sash windows on both sides allow great natural light, with frames painted in a dark contrasting colour that matches the attractive traditional style cast iron radiators.











Double doors open into the primary open plan living space from the generous hallway, linking all rooms – principal bedroom suite, guest bedroom, guest bathroom and third bedroom/study.







The well-proportioned principal bedroom benefits from a separate dressing area with bespoke fitted wardrobes.









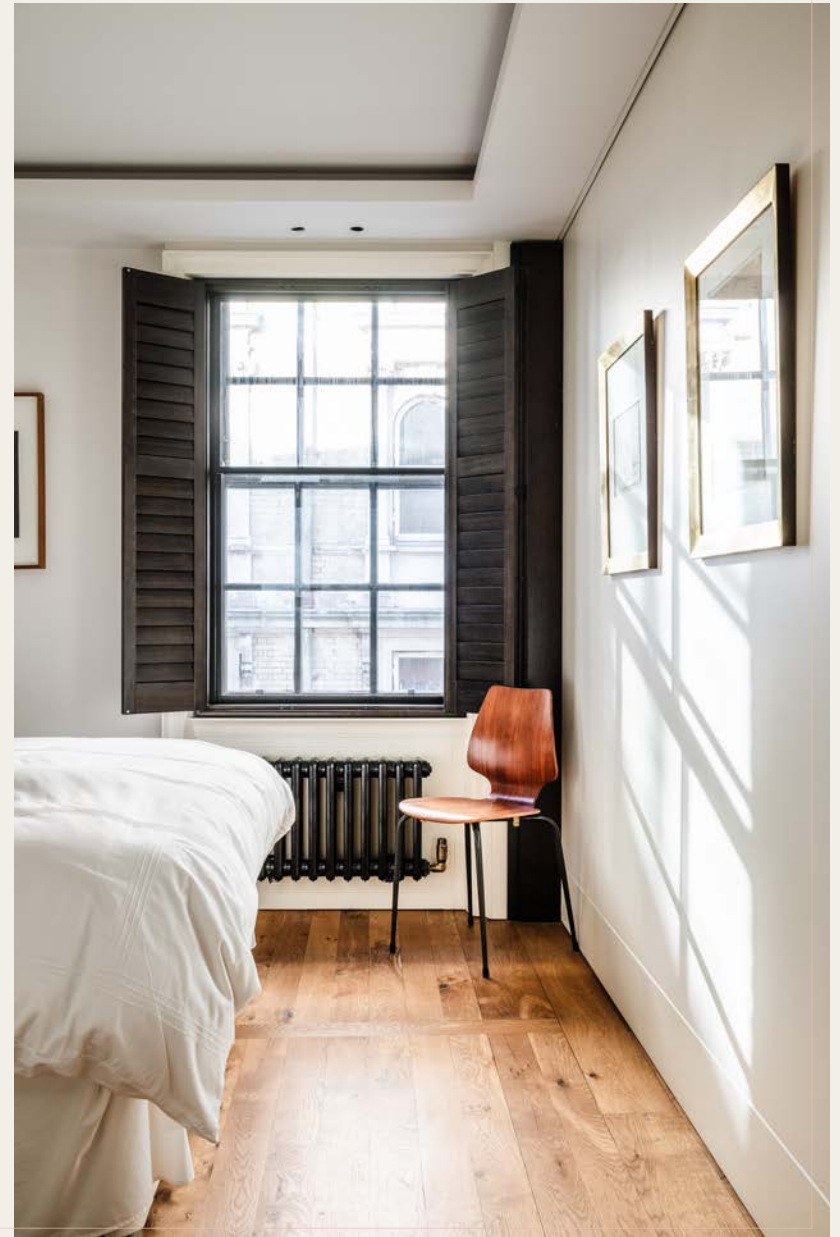
There is a generous en-suite bathroom with walls clad in beautiful Carrara marble, a lovely freestanding bath, separate shower and dual wash basins.





The well-proportioned double guest bedroom overlooks John Adam Street, with an adjacent guest bathroom finished with high quality contemporary fittings.





The third bedroom features fitted wardrobes and is currently configured as a study and occasional bedroom, perfect for both home working and accommodating an additional overnight guest.





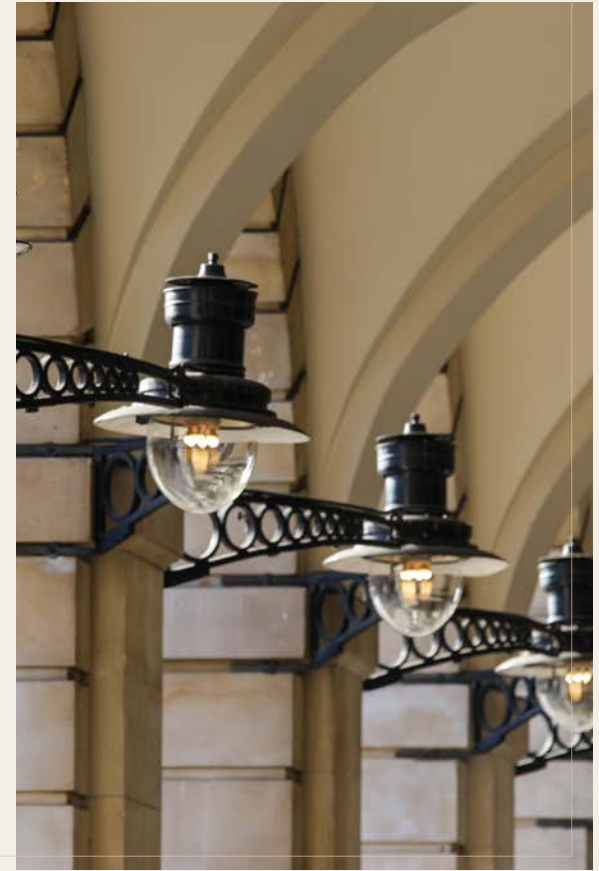


Strand is the southern boundary of Covent Garden running parallel to the River Thames and linking the cities of London & Westminster. A neighbourhood that offers everything from river views and world class theatres, to green open space and village vibes. The link between Westminster and the City of London, modern Strand has shaken off its reputation as a traffic congested artery to be avoided, now boasting a Soho House at 180 Strand, a number of luxury residential developments and a wonderful new public space at the eastern end where it meets Aldwych around St. Mary's Church opposite Kings College London.

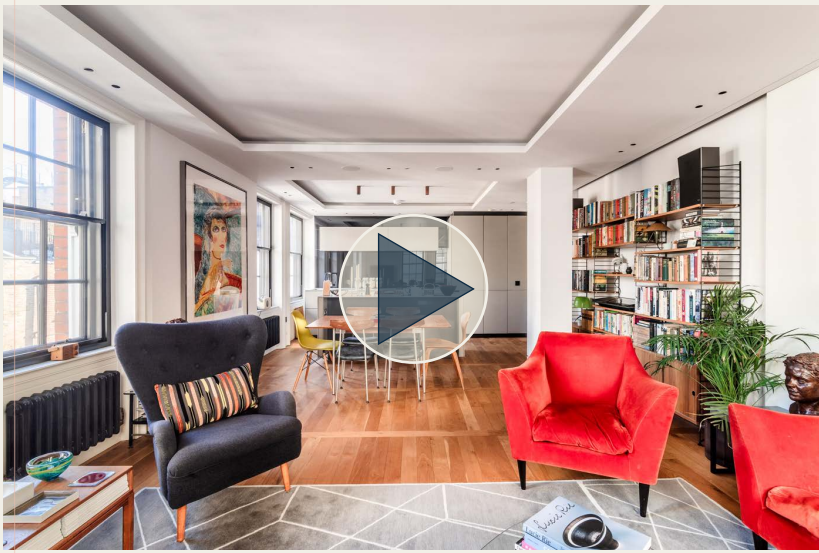
This is an exceptionally well-connected part of London, with mainline rail services from Charing Cross to the southeast, as well as District, Circle, Bakerloo and Northern Line tube service from Embankment station and riverboat services to both West London and the City & Canary Wharf from nearby Embankment Pier.







Apartment Video



Neighbourhood Guide



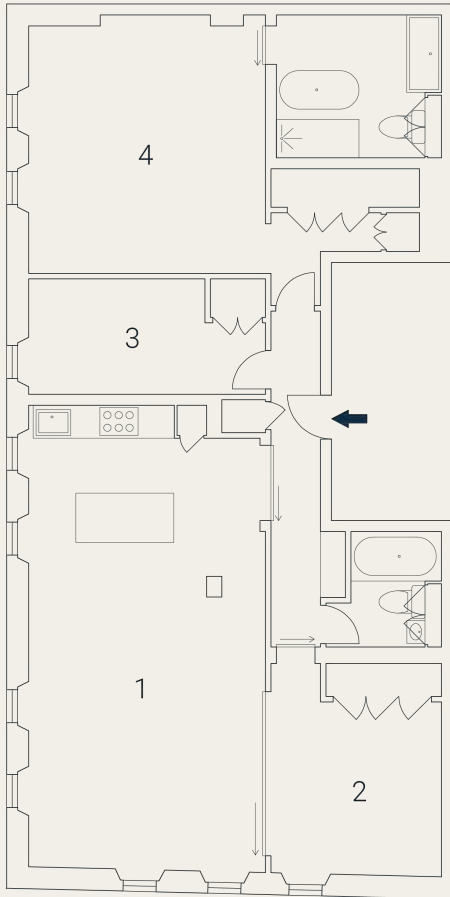
floorplan

Buckingham Street, WC2

Approximate Gross Internal Area 106 sqm/ 1141 sq ft

Third Floor

1 Living/ Dining/ Kitchen 8.37 x 4.53M 27'6" x 14'10"	2 Bedroom 3.58 x 3.07M 11'9" x 10'1"	3 Bedroom 4.46 x 2.12M 14'8" x 6'11"	4 Bedroom 6.12 x 4.49M 20'1" x 14'9"
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Floorplan produced for Tavistock Bow. Illustration for identification purposes only and not to scale. All measurements are approximate and not to be relied upon.

epc

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

terms

- Leasehold | approx. 988 years remaining
- Service Charge | £14,325 per annum (2024)
- Ground Rent | £TBC
- Westminster Council Tax Band G: £1621.94 (2024)

guide price

£2,000,000 subject to contract



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about us

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