

Warwick House

Warwick House Street | St. James's SW1



| *tavistock*bow

Tucked away in a quiet enclave between Trafalgar Square and The Mall, Warwick House is a Grade II Listed former public house, comprehensively redeveloped and completed to exacting standards in 2018 to create a truly unique and exceptional central London residence.





This handsome bay fronted red-brick former Public House was originally known as the Two Chairmen, so named due to its central location as the pick-up point for the Sedan chairs carried by two men, a popular form of transport around the narrow streets of London in the 1700's due to its speed and convenience.





The first building on the site is believed to date from c.1755, with the current structure rebuilt around 1869.



After entering via a generously sized reception hall, double doors open into the flowing ground floor living space, arranged as a formal dining area and thoughtfully designed kitchen.









Features

- Freehold Town House
- Arranged Over Six Floors
- Internal Passenger Lift
- Roof Terrace & Balcony
- Principal Bedroom Suite Occupies an Entire Floor
- Two Further Guest Bedrooms Suites
- Basement Gym, Sauna & Staff Suite
- Top Floor Sun-Room
- Exceptional Specification





Beautiful oiled oak floors arranged in an attractive herringbone pattern flow throughout the impressive ground floor.





The modern iteration of this historic building features an incredible mix of high-quality contemporary materials, finishes, specification and design.





The recently fitted Minotti kitchen is truly bespoke, crafted from beautiful honed stone with discreetly integrated Gaggenau appliances.









From the ground floor, there is a passenger lift serving all six floors, combined with a beautifully crafted bespoke staircase that provides access to every floor and a central focal point for the entire home.





The first floor is semi-open plan, arranged as a formal living area to the rear with a more cozy snug area situated at the front of the house, separated by glazed pocket doors. Both areas have high-quality app or tablet-controlled integrated AV, programmable lighting, living flame feature fireplaces and under-floor heating.

















The second floor is occupied by the principal suite, arranged with the bay-fronted bedroom to the front, finished in sumptuous materials and a calming neutral colour palette.







The beautifully finished contemporary bathroom features a freestanding bath and separate shower.

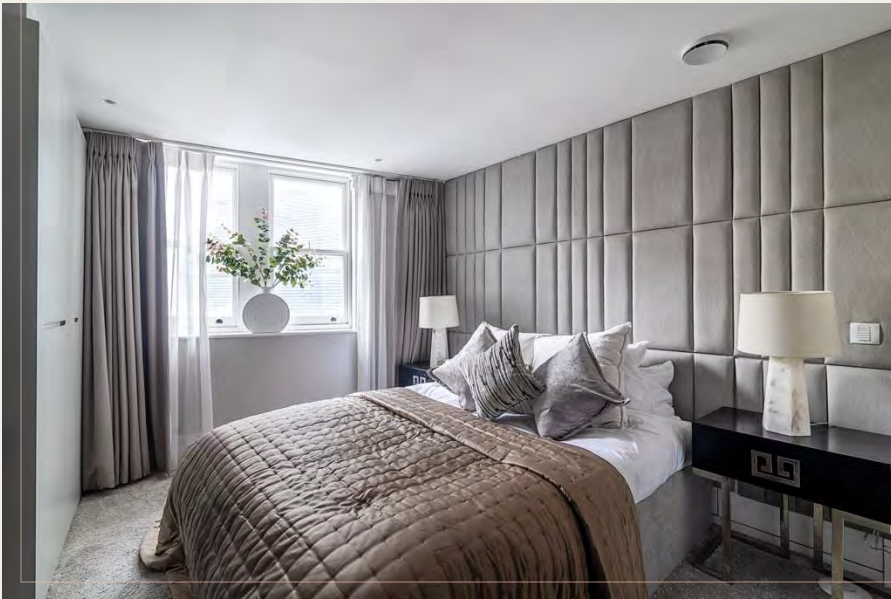
The generous dressing room with fully integrated bespoke joinery is located to the rear, separated by a landing to access the lift & stairs.





The third floor is occupied by two further bedroom suites, again finished in a mix of luxury materials and a warm colour palette. Both feature their own high quality en-suite shower room, with the front suite benefitting from its own private balcony overlooking Warwick House Street.











The lower ground floor features a further bedroom suite, utility room, comms cupboard and fitness room, which includes a sauna.







The bedroom features a kitchenette, perfect for live-in staff or perhaps older children seeking a little independence.





There is a separate shower room serving both the bedroom and good-sized fitness room and sauna.



A short ride in the lift to the fourth floor accesses the top floor sun-room, with voluminous vaulted ceilings and wonderful natural light flooding through the numerous skylights.







Currently arranged as another snug and study area, the sun-room could easily be configured as an additional bedroom suite, benefitting from a large separate shower room.

The top floor of the home has access via bi-fold glazed doors to a well-sized roof terrace situated to the rear of the property, making this floor ideal for summer entertaining.





St. James's is one of London's most historic and prestigious neighbourhoods, long associated with royalty, aristocracy, and high society. Established in the 17th century, the area grew around St. James's Palace, which remains an official royal residence. Over the centuries, it became the home of London's elite, with grand Georgian townhouses, exclusive gentlemen's clubs along Pall Mall, and traditional outfitters like Lock & Co., the world's oldest hat shop.

Modern St. James's blends its rich history with contemporary attractions. St. James's Market has become a vibrant hub for fine dining, featuring acclaimed restaurants such as Aquavit, known for its modern Nordic cuisine, and Scully, which offers an innovative fusion of global flavours. Iconic institutions like The Wolseley and Franco's continue to draw discerning diners, while contemporary art galleries such as the White Cube and the Royal Academy of Arts add a cultural dimension to the area.

St. James's enjoys a prime location, offering easy access to some of London's most vibrant areas. A short walk east leads to Covent Garden, renowned for its world-class theatres, bustling piazza, and an eclectic mix of shops, restaurants, and street performers. The Royal Opera House, along with numerous West End theatres, ensures that St. James's is just moments away from the heart of London's cultural scene. To the south, the Thames Embankment provides a scenic riverside escape, with Embankment Gardens offering a peaceful retreat and breathtaking views of the river. From here, iconic landmarks such as the London Eye and the Southbank's arts venues are just a short stroll across the water, accessible via the nearby Hungerford and Waterloo Bridges.

With its elegant mix of heritage, luxury, and modern sophistication, St. James's remains one of London's most refined and dynamic neighbourhoods.



floorplan

Warwick House Street, SW1

Approximate Gross Internal Area 297 sqm/ 3197 sq ft

Excluding External Terrace and Balcony of 11 sqm/ 118 sq ft

1 Bedroom 4.10 x 3.00M 13'5" x 9'10"
2 Gym 4.40 x 3.60M 14'5" x 11'10"
3 Kitchen 5.00 x 3.90M 16'5" x 12'10"
4 Dining 5.50 x 3.20M 18'1" x 10'6"
5 Lobby 4.21 x 3.70M 13'10" x 12'2"

6 Living 4.30 x 3.60M 14'1" x 11'10"
7 Library 4.20 x 2.90M 13'9" x 9'6"
8 Living 5.40 x 4.70M 17'9" x 15'5"

9 Bedroom 5.40 x 4.70M 17'9" x 15'5"
10 Walk-in Wardrobe 4.30 x 3.40M 14'1" x 11'2"
11 Living/ Office 8.30 x 3.40M 27'3" x 11'2"

12 Bedroom 5.40 x 4.10M 17'9" x 13'5"
13 Bedroom 4.30 x 3.30M 14'1" x 10'10"
14 Terrace 3.60 x 2.40M 11'10" x 7'10"

15 Balcony 4.10 x 1.30M 13'5" x 4'3"



Fourth Floor

Third Floor



Lower Ground Floor



Ground Floor



First Floor



Second Floor

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



terms

- Freehold
- Local Authority | Westminster City Council
- Council Tax Band: H | £1946.32 (2025)

guide price

£4,750,000 subject to contract



tavistockbow

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.



21 New Row
Covent Garden
London
WC2N 4LE

tavistockbow.com
020 7477 2177
hello@tavistockbow.com

Connect with us on



MISREPRESENTATION ACT [COPYRIGHT] DISCLAIMER: Tavistock Bow Ltd for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1. These particulars do not constitute, nor constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. 3. Any intending purchaser or lessee must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither Tavistock Bow Ltd nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. Finance Act 1989 Unless otherwise stated all prices and rents are quote exclusive of VAT. Property Misrepresentations Act 1991: These details are believed to be correct at the time of compilation but maybe subject to subsequent amendment.