

CUBITT LODGE



LONDON SW1

GRADE II LISTED
FORMER HOME OF
BELGRAVIA'S LEADING
MASTER BUILDER
THOMAS CUBITT



The house has been expertly refurbished, giving a modern touch to Cubitt Lodge, whilst also preserving its original historic features. Its modern touches can be seen in the property's air cooling and underfloor heating throughout, Lutron lighting, iPad controlled Elan audio/visual system and electric blinds. The historic significance and unique fabric of the building has been tastefully preserved with its high barrel ceilings and original stove which dates back to the early 19th century.

Cubitt Lodge's accommodation spreads over 3 floors, boasting a large reception room, master bedroom suite, guest bedroom suite, kitchen/dining room, study, sitting room/third bedroom and a steam room.



Cubitt Lodge is situated in Lyall Mews West in Belgravia, approximately 0.4 miles from Sloane Square tube station and 0.5 miles from Knightsbridge (all distances are approx).

ACCOMMODATION AND AMENITIES

Reception room | Kitchen/dining room | Master bedroom suite
Guest bedroom suite | 2nd guest bedroom/study | Cloakroom
Steam room | 2,346 sq ft (216 sq m)



TERMS

Local Authority Westminster | Price on application
Tenure Leasehold approx 983 years | Ground Rent Peppercorn

Viewing by appointment with joint agents Savills Knightsbridge & Knight Frank Belgravia
020 7581 5234 / 020 7881 7722



HISTORY OF CUBITT LODGE AND THOMAS CUBITT

Cubitt Lodge originally formed the rear part of 3–4 Lyall Street, a grand property used by Cubitt as his company headquarters and workshops. The workshops in Lyall Mews West were designed with unusually decorative barrel-vaulted ceilings, and two original built-in stoves survive and have recently been restored.

In 1824 Richard Grosvenor, Marquess of Westminster, commissioned Cubitt to create the first housing in an expanse of fields south-west of the City of Westminster that would become known as Belgravia. Shortly afterwards, William Lowndes of Chesham leased more land to Cubitt, where Lyall Street was laid out in 1838. Cubitt, the son of a Norfolk carpenter, had already started developing the Duke of Bedford's estate in Bloomsbury, establishing his reputation as an eminent Master Builder. He and his brothers opened their first workshops on Grays Inn Road and were pioneers in establishing a large building firm employing men from all trades who worked on innovative building principles derived from Cubitt's experiments. The plan followed a relatively new pattern for London estates, based on a diagonal grid radiating from garden squares and interspersed with crescents, triangular greens and mews.

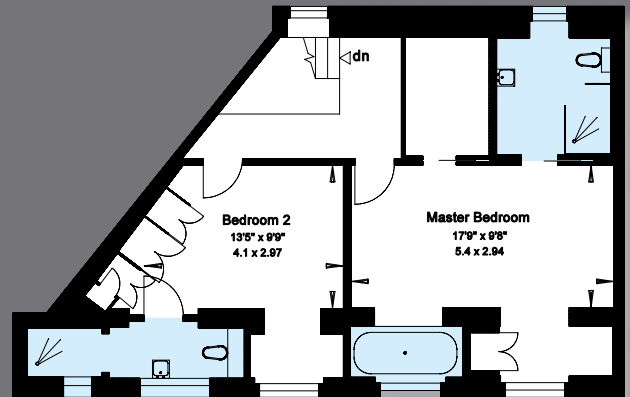
Though it took more than 30 years to complete, by the 1830s Belgravia had gained repute as a fashionable 'City of Palaces', whilst Queen Victoria was the first monarch to take up residence in nearby Buckingham Palace, which Cubitt also helped to build. Lyall Street was among the last laid out in this 'new and elegant town' connecting Westminster and Chelsea. It was named after the Lowndes Estate Trustee Charles Lyall. 'Cubitt's Yard', established in the adjoining mews, housed his trusted team of builders, masons, bricklayers, plumbers, painters and decorators, who were listed living there on the 1841 census. In 1847 the first principal houses were completed in Lyall Street. Loftly 3–4 Lyall Street, which was originally one conjoined property, served as Cubitt's last headquarters during the completion of the Belgravia estate. Cubitt was renowned for being a generous employer who looked after his workmen and was well respected by all levels of society. In December 1855 Queen Victoria wrote in her diary: 'I am been much grieved by the death of that excellent and worthy man, Mr. Thomas Cubitt... He is a real national loss. A better, kinder hearted or more simple, unassuming man never breathed.' Cubitt's executors divided 3–4 Lyall Street into two properties in 1856 and leased 4 Lyall Street and the workshops in Lyall Mews West to builder Robert John Waller (c.1815–1892). Waller's father had worked closely with Thomas Cubitt since the 1830s, and Robert had also been a prominent Cubitt employee. He later set up additional premises on the King's Road in Chelsea, which he ran in tandem with the Lyall Street workshops, and his sons Charles Buller Waller and Pickford Robert Waller joined him in business. Waller & Sons operated from Lyall Street for over 40 years as builders, interior decorators and estate agents. The 1871 census shows Robert J. Waller living at 4 Lyall Street, employing 286 workmen, labourers, clerks and boys; by 1881 business was thriving and his staff numbered 428. Robert J. Waller and his sons were born and bred in West London and had a second family home in Grosvenor Crescent. Robert died in 1892 and his son Pickford continued to run the family firm until the turn of the century. Pickford Robert Waller (1849–1930) was a respected English designer, art collector and proponent of the Arts and Crafts movement who collaborated with the American artist James Abbott McNeill Whistler (1834–1903) and English painter Matthew White Ridley (1837–1888). In later life Pickford turned his focus to the arts rather than property development and in 1909 he was granted a licence for change of use and alterations to the Lyall Street premises.

During the 20th century 4 Lyall Street and the mews behind were used purely for domestic purposes. The Trustees of the Cubitt Estate purchased the freehold from the Lowndes family in 1906, and in 1921 the property was split into flats under the direction of new leaseholder Miss Marjorie Sara Mary Dougherty (1891–1981). Marjorie was born in Bayswater and grew up in an artistic household. In 1911 she was a young actress, but she remained unmarried and turned to property investment in her thirties. Marjorie took out a 52-year lease on 4 Lyall Street and the adjoining mews buildings, living there intermittently with sub-tenants until the 1970s. During her tenure a blue plaque was unveiled commemorating Master Builder Thomas Cubitt's connection to Lyall Street, and the building became Grade II listed. In the 1970s Cubitt Lodge was created as a single mews house separate from 4 Lyall Street.

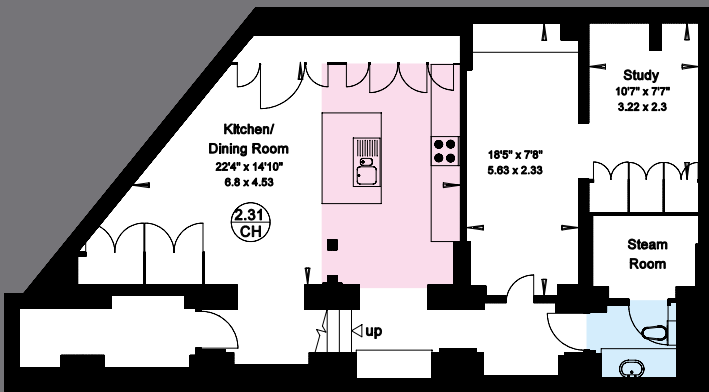




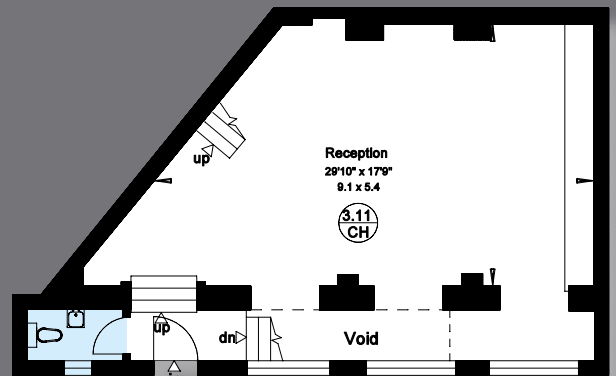
GROSS INTERNAL AREA
216.9 SQ M - 2,346 SQ FT
(INCLUDING VOID)



First Floor



Lower Ground Floor



Ground Floor

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Viewing: Strictly by appointment with Savills and Knight Frank.

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