



RUSSELL SIMPSON

Unique Grade II listed
Georgian townhouse with
exceptional interiors and
roof terrace

D'ARBLAY STREET
SOHO W1F

D'Arblay Street Soho W1F

£4,750,000

BEDROOMS 4-5	INTERNAL 3,417 SQ FT 317 SQ M	OUTDOOR 159 SQ FT	COUNCIL Westminster
RECEPTION ROOMS 4		EPC D	COUNCIL TAX Band H
BATHROOMS 3		TENURE Freehold	



The Property



Stucco-fronted property with four/five bedrooms on a historic street in the heart of Soho

Entering the house on the ground floor, the front hall opens onto a double reception room divided by a folding door. This floor also features a guest WC and a generous kitchen with wooden floors, fitted units, and an overhead skylight.

The first floor includes an impressive double drawing room with three south-facing window bays bringing in plentiful daylight. The other half of this floor features a versatile space that can be used as either dining room or an additional study.







The second floor is entirely occupied by the principal bedroom suite, including a bedroom, a bathroom with a bath, and considerable storage space. The third floor offers another bedroom with an ensuite bathroom and a spectacular vaulted ceiling. The lower ground floor contains a bedroom, a sauna, a cellar and further storage space.

The interiors blend tasteful classical design with original features such as wooden beams, exposed brickwork, attractive fireplaces and elegant panelled walls for the living spaces. The flexible layout means it could easily become a five-bedroom property.



Outdoor Spaces

The house includes a roof terrace with wooden decking and beautiful views. There is also a second terrace accessed from the first floor.







The Neighbourhood

This is an exceptionally rare opportunity to own the freehold of a Grade II listed house with modern conveniences in the heart of Soho.

D'Arblay Street in Soho was named the novelist, diarist and playwright Frances Burney, later Madame d'Arblay. One of the leading novelists of the Georgian Era, her childhood home was on nearby Poland Street. The earliest buildings on the street – including this house – date to the year 1740, while the public house at the end of the road is equally historic.

From here, many of central London's most popular neighbourhoods are within walking distance. This includes Covent Garden, Leicester Square and the theatres of the West End. Oxford Circus station is also close, while the restaurants and shops of Carnaby Street are within easy reach.

APPROXIMATE INTERNAL AREA

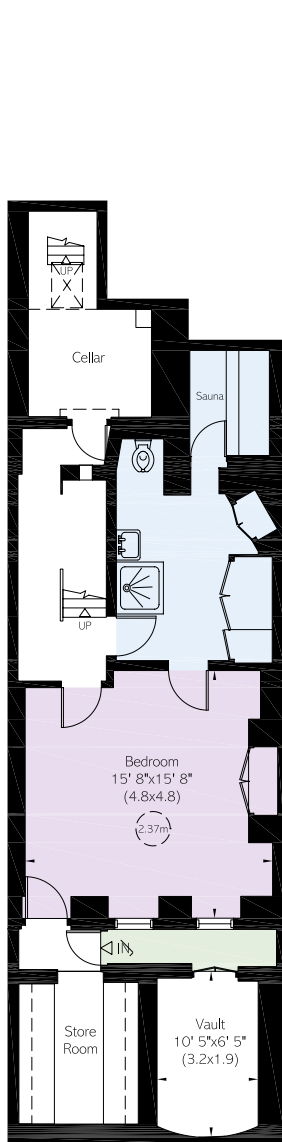
3,417 SQ FT / 317 SQ M

INCLUDING VAULT & LIMITED USE AREA

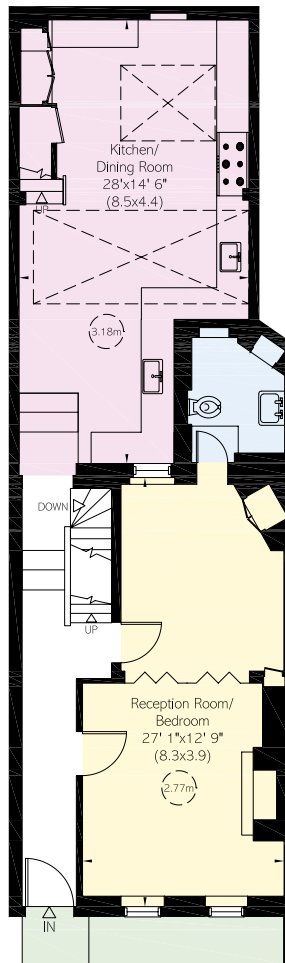
159 SQ FT / 15 SQ M

OUTSIDE AREA

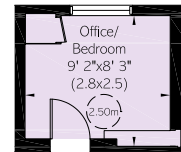
367 SQ FT / 34 SQ M



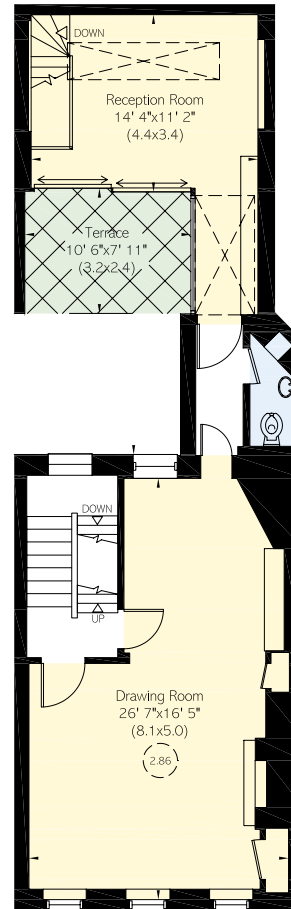
Lower Ground Floor



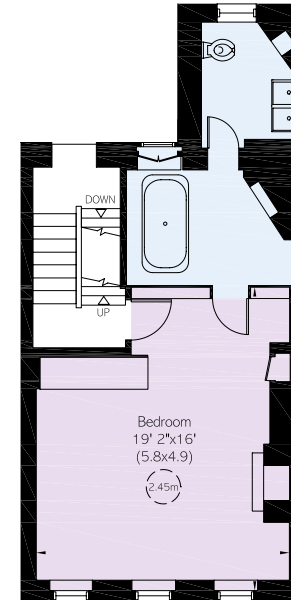
Ground Floor



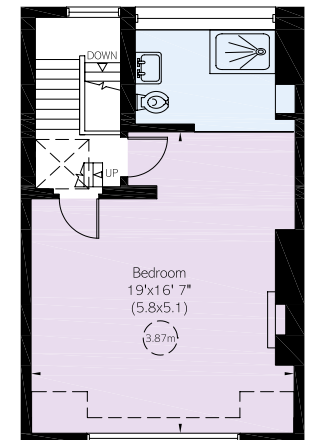
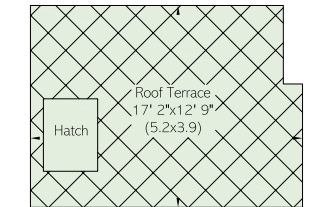
Half Landing



First Floor

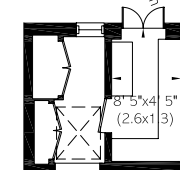
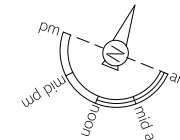


Second Floor



Third Floor

Reduced head height below 1.5m



Half Landing

RUSSELL SIMPSON

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View

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Nothing in these Particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order.
Any measurements of distances referred to herein are approximate only. October 2021