



RUSSELL SIMPSON

Unique opportunity to
own a Grade II* Georgian
townhouse in the heart of
the West End

SOHO SQUARE
SOHO W1D

£6,950,000



The Property

Historic five-storey property with planning permission to create a magnificent family home with roof terrace and lift.

This is a unique opportunity to own a Grade II* listed townhouse in the Soho Conservation Area, while also creating the perfect family home. CGI images from construction specialists BOS Builders give a clear sense of the building's potential for an original and sublime property.

The first house on this site dates to the late seventeenth century, although the present property was constructed in 1768-9. Over the centuries it has been home to numerous aristocrats, as well as the Neapolitan envoy to London in the late eighteenth century.

The property is currently used as offices and production studios, with interiors totalling 6,236 square feet. Its centres on a magnificent staircase, while the attractive ground floor reception area has air conditioning and a lift connecting the different floors.





The Neighbourhood

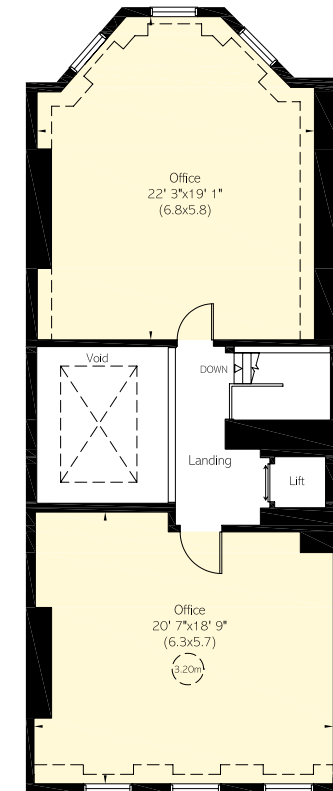
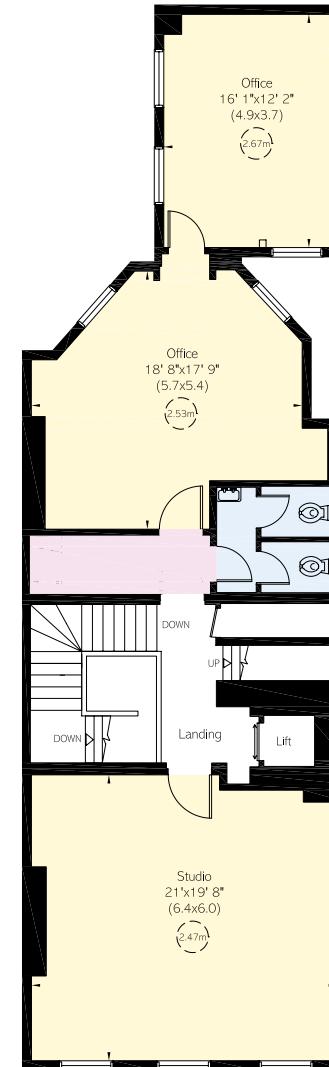
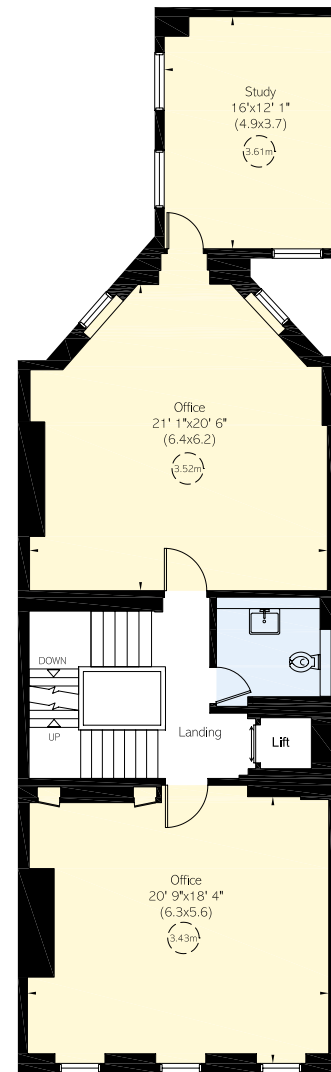
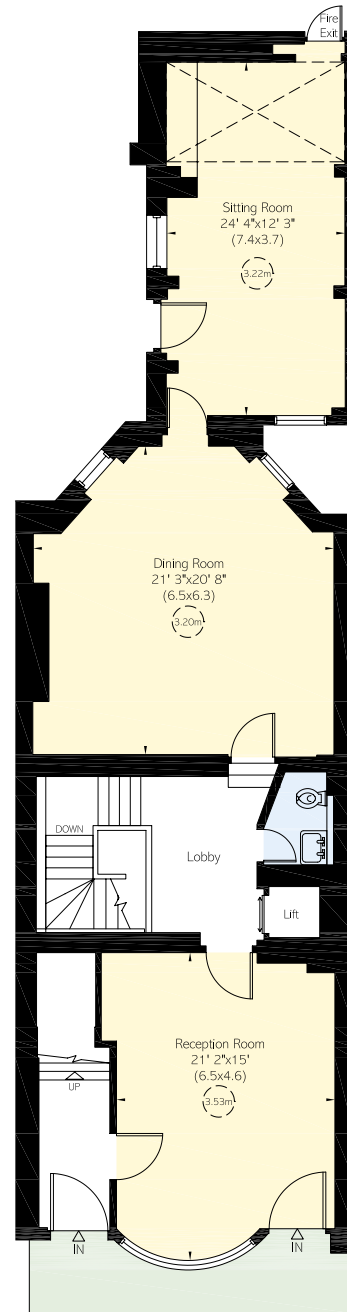
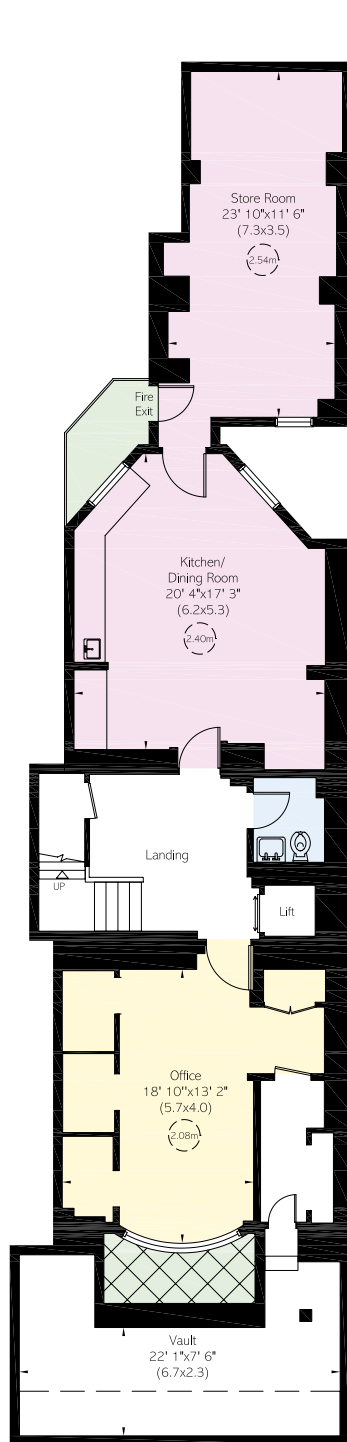
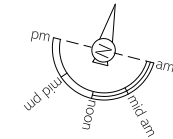
Soho Square is a historic garden square in the heart of West End. Originally called King's Square, it was built in the 1670s and among the most fashionable places to live in Georgian London. Since then, it has been home to politicians, naturalists, and publishers, as well as being referenced in the novels of Dickens and the musical *My Fair Lady*.

Today, the square is home to numerous media organisations and two attractive nineteenth-century churches. It is exceptionally well-located, with many of London's most popular neighbourhoods within walking distance, such as Soho, Covent Garden, Chinatown and Leicester Square. Meanwhile, Tottenham Court Road underground station is also nearby, while the restaurants and shops of Charlotte Street and Carnaby Street are within easy reach.

APPROXIMATE INTERNAL AREA

6,236 SQ FT / 579 SQ M

Reduced head height below 1.5m



For guidance only and must not be relied upon as a statement of fact.
All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).

Planning Permission

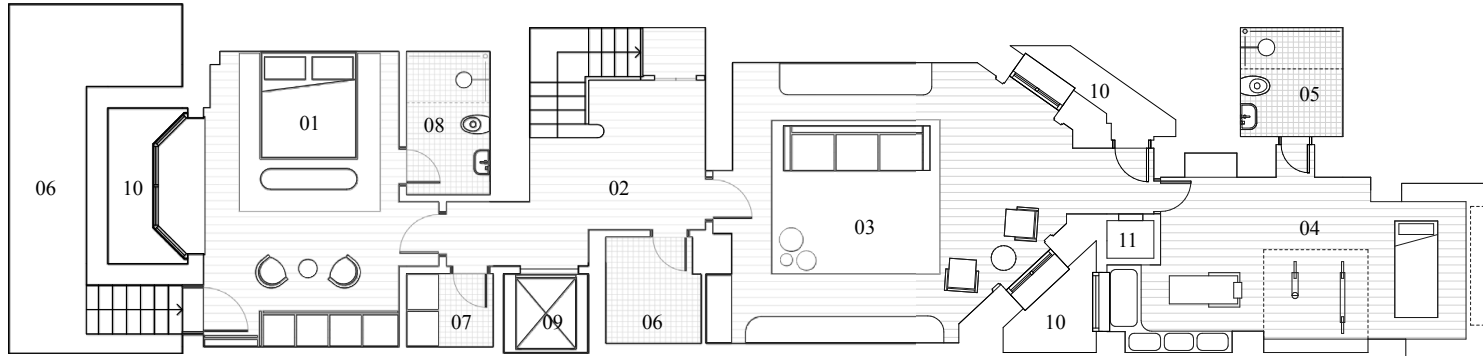
Planning permission has been granted to restore this space to its original splendour. The consented scheme includes reception room, family room, dining room, drawing room, kitchen, five ensuite bedrooms, dressing room, entertainment room, study, rear roof terrace off the principal suite, and replacement of the existing elevator. There is also permission for an enlarged roof lantern and new roof terrace.

Planning Permission was granted in 2021 by Westminster City Council. The application was filed under reference number 20/068485/LBC and the listed building consent simultaneously granted under 20/06845/LBC. The building is currently occupied as office accommodation, therefore will attract SDLT at 5% of the purchase price. Office buildings in Westminster with planning consent for conversion to residential use are becoming increasingly rare, given Westminster City Council's proposals to amend policy in 2015 to resist the loss of office floor space to residential uses. A further benefit to having consent from commercial to residential allows for VAT to be charged at 5% for all building materials and construction costs.



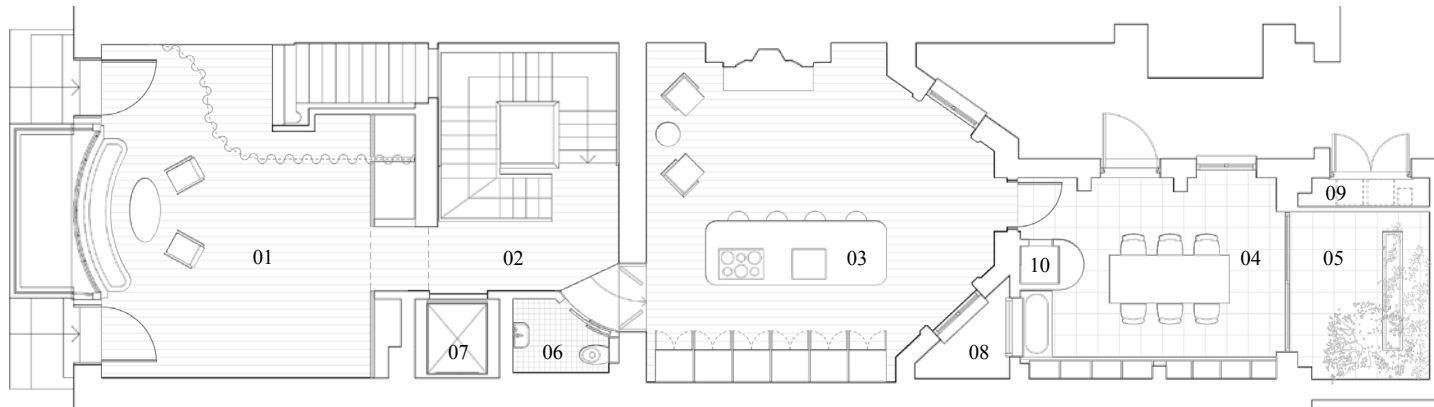
Approved Planning Permission

Planning Permission has been approved by Westminster City Council,
the details of which can be found [here](#).



Proposed lower ground floor plan, 1:100 at A3

- 01 Guest bedroom, 24sqm
- 02 Hall
- 03 Media suite, 32sqm
- 04 Fitness room / guest bedroom, 22sqm
- 05 Shower room
- 06 Plant
- 07 Laundry
- 08 Ensuite bathroom
- 09 Lift
- 10 Light well
- 11 Dumb waiter



Proposed raised ground floor plan, 1:100 at A3

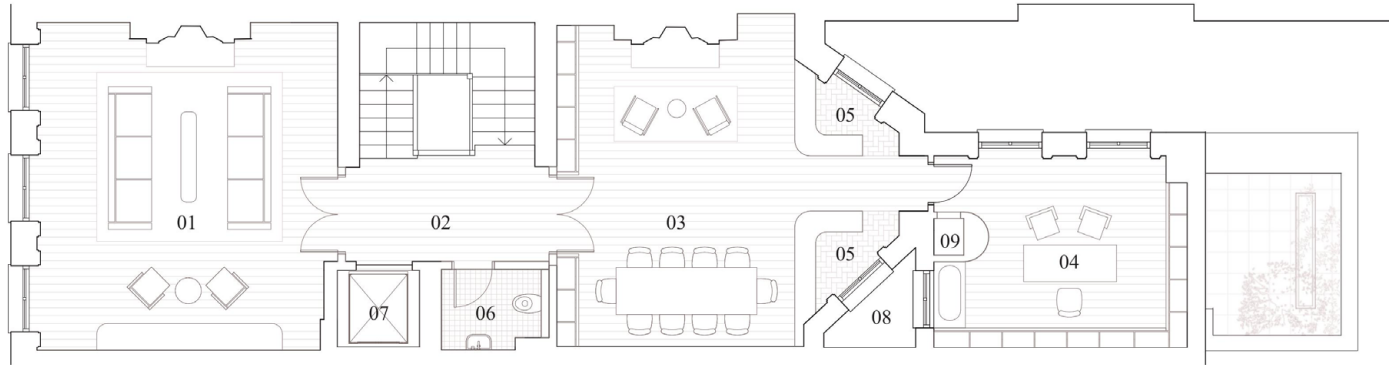
- 01 Reception room, 36sqm
- 02 Hall
- 03 Kitchen, 35sqm
- 04 Family room, 17sqm
- 05 Terrace
- 06 WC
- 07 Lift
- 08 Light well
- 09 Refuse and recycling
- 10 Dumb waiter

0 1 5 10m



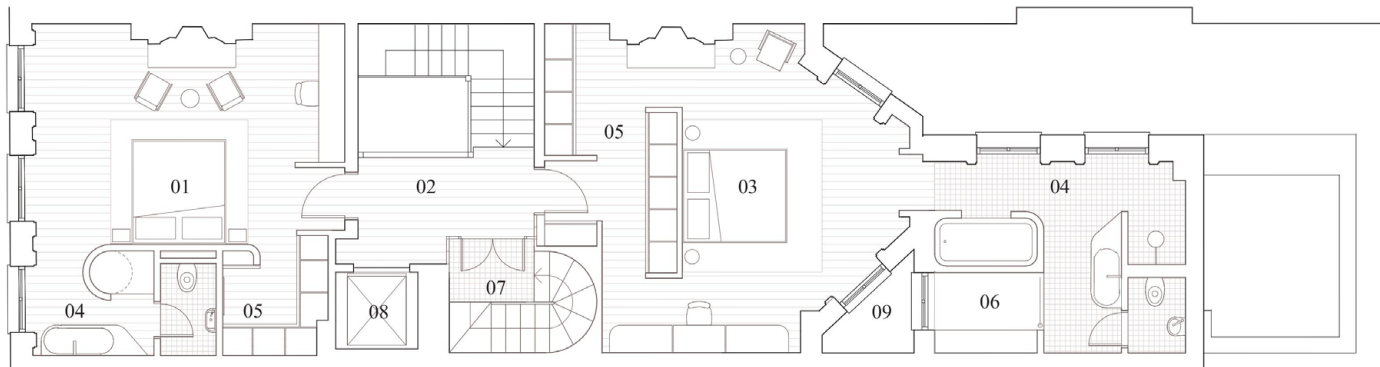
NOTES

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2. Survey information has been provided by the Client and is assumed to be accurate. BCS will not be held responsible for inaccuracies in the information provided on which these proposals are based.
3. Layouts are broadly based on the proposals which received Listed Building Consent in 2015 and in 2021, however the current design has not been submitted for Listed Building Consent and would need to be approved before implementation.



Proposed first floor plan 1:100 at A3

- 01 Front reception / living room, 35sqm
- 02 Hall
- 03 Rear reception / formal dining, 35sqm
- 04 Study, 17sqm
- 05 Bar
- 06 WC
- 07 Lift
- 08 Light well
- 09 Dumb waiter



Proposed second floor plan 1:100 at A3

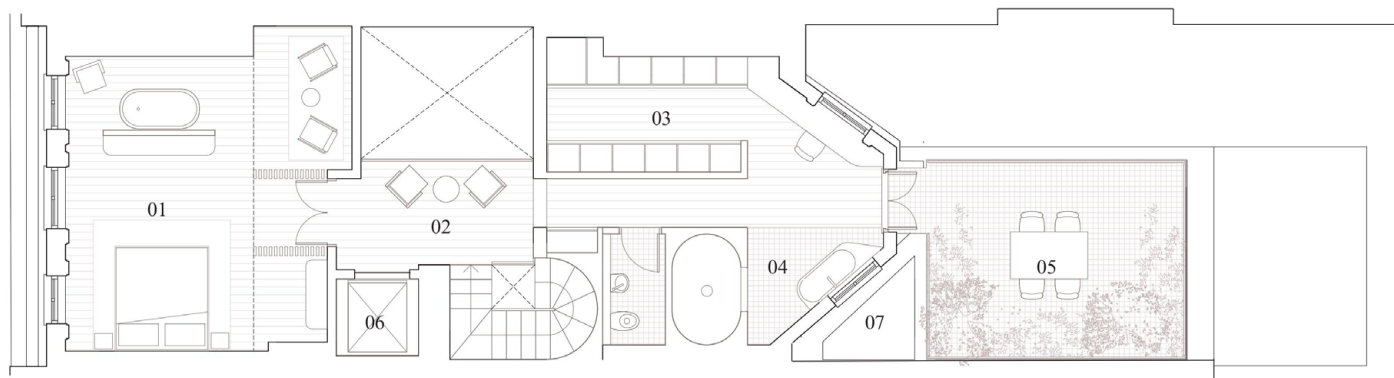
- 01 Bedroom suite, 32sqm
- 02 Hall
- 03 Bedroom suite, 52sqm
- 04 Ensuite bathroom
- 05 Dressing room
- 06 Sauna
- 07 Private stair to principal suite
- 08 Lift
- 09 Light well

0 1 5 10m



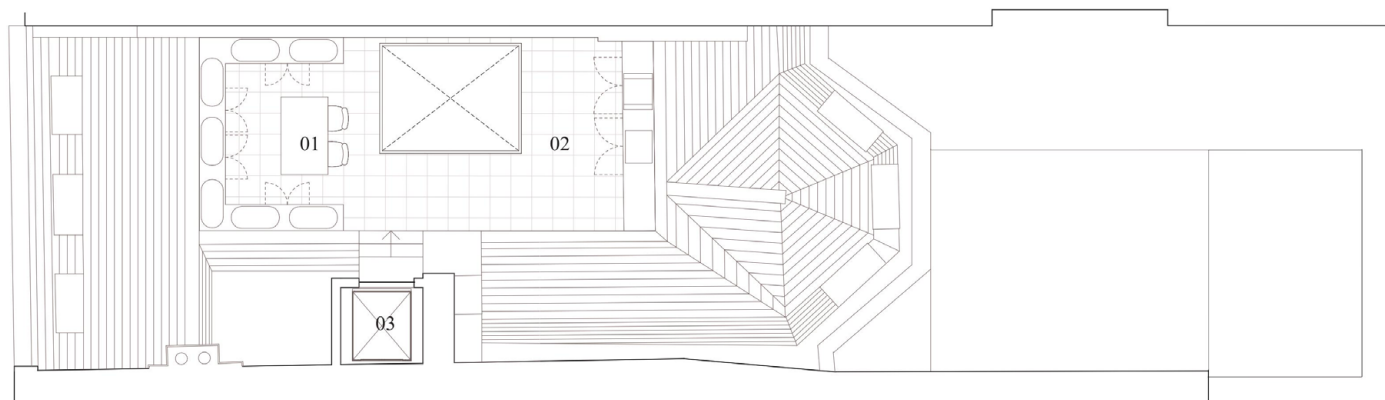
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Proposed third floor plan 1:100 at A3

- 01 Principal bedroom suite, 30sqm
- 02 Gallery
- 03 Dressing room, 15sqm
- 04 Ensuite bathroom
- 05 Terrace, 20sqm
- 06 Lift
- 07 Light well



Proposed roof plan 1:100 at A3

- 01 Seating / dining
- 02 Cooking
- 03 Lift

Total area 35sqm

0 1 5 10m



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