

HOWICK PLACE

LONDON, SW1P



Extending to a little under 4,500 sq ft and with a reception space 42' wide and with 5 meter ceiling heights, this is an extraordinary conversion within a building of only 9 equally exclusive apartments in the heart of Westminster.

This a property that is remarkable on so many levels;

8 Francis Street was constructed in 1894 and operated originally as a sorting office for Royal Mail, before renowned designer Alessandro Crivelli acquired the 120,000 sq ft building and secured planning consent initially for 122 flats, but later settling on a plan for only 9 extraordinary homes.

Flat 7 is a home that is simply flawless in its blend of styles, with influences from the Swiss chalet in the Hitchcock movie 'North by Northwest' to Tyrol and Japan, and even includes a baronial style, oak-panelled library.

The reception space is extends to approximately 42' across a single level, with ceiling heights reaching 5m and feature wall of natural stone sourced from Newfoundland.





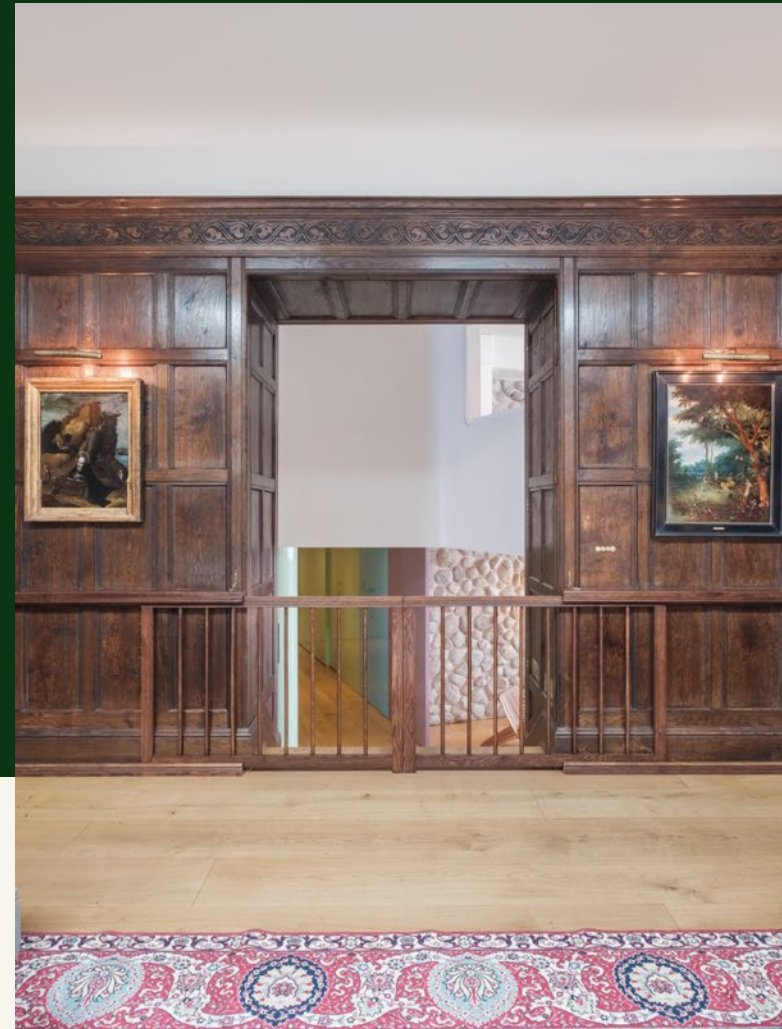
The current owner has a significant reputation of design with marble, and this is present throughout the property. The kitchen island, including the sink, is an incredible single piece of elliptical Carrara marble, and it is unlikely anything of this size can be matched or found in any London home.

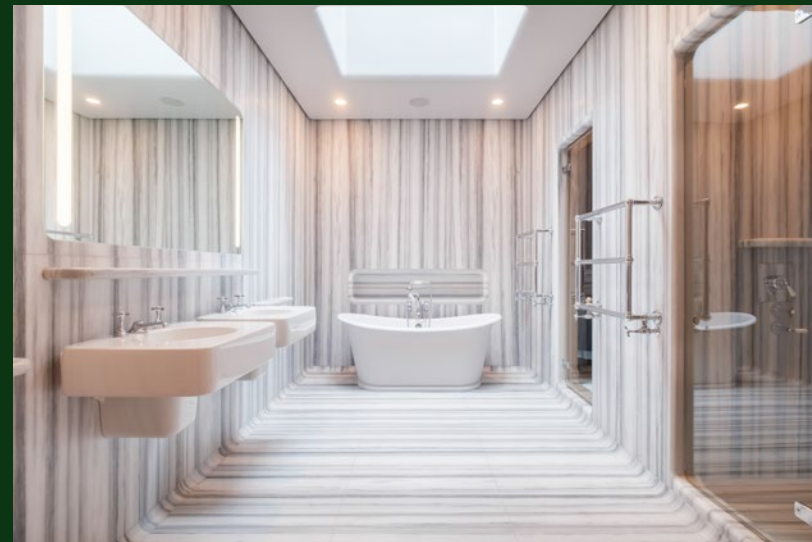
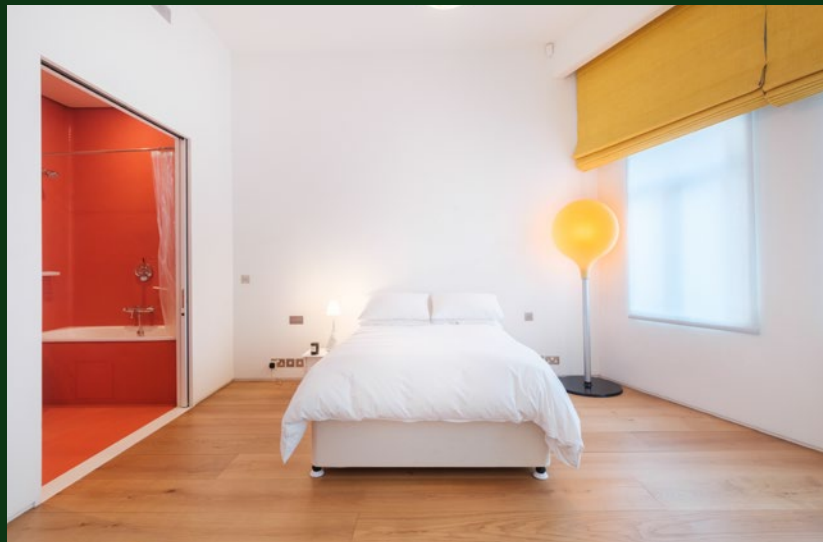
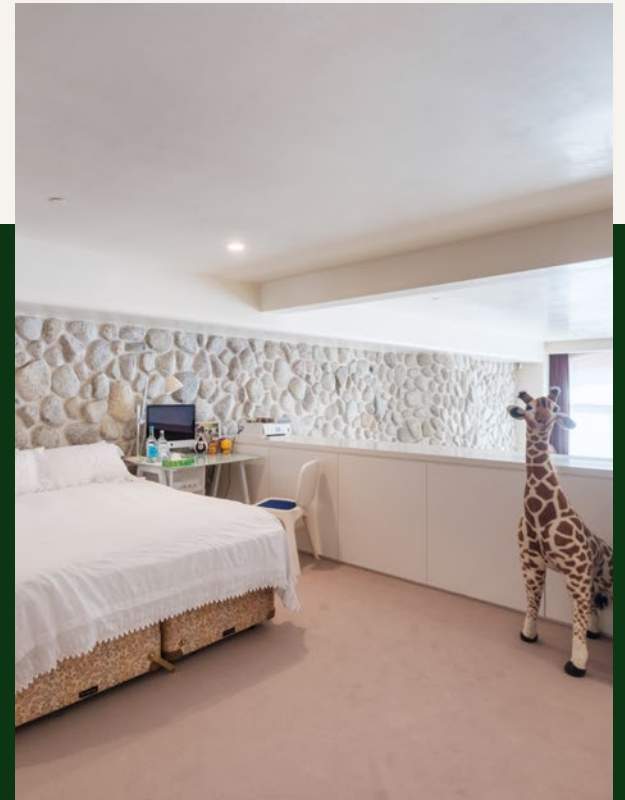
The principal suite bathroom uses 'Striato Olimpico' marble, seamlessly merging walls floor and ceiling and essentially sculpted as a standalone piece of art.



Francis Street is a surprisingly tranquil location in the heart of historic Westminster, ideally located to enjoy the benefits and lifestyle quality of Central London living. With an eclectic array of restaurants, boutiques, cafés, and galleries, world renowned and iconic landmarks and Royal parks also surround this location and contribute to a thriving and energised enclave of Prime Central London.

Local transport connections are found with underground and mainline services at Victoria Station as well as the underground at St. James Park and Westminster.





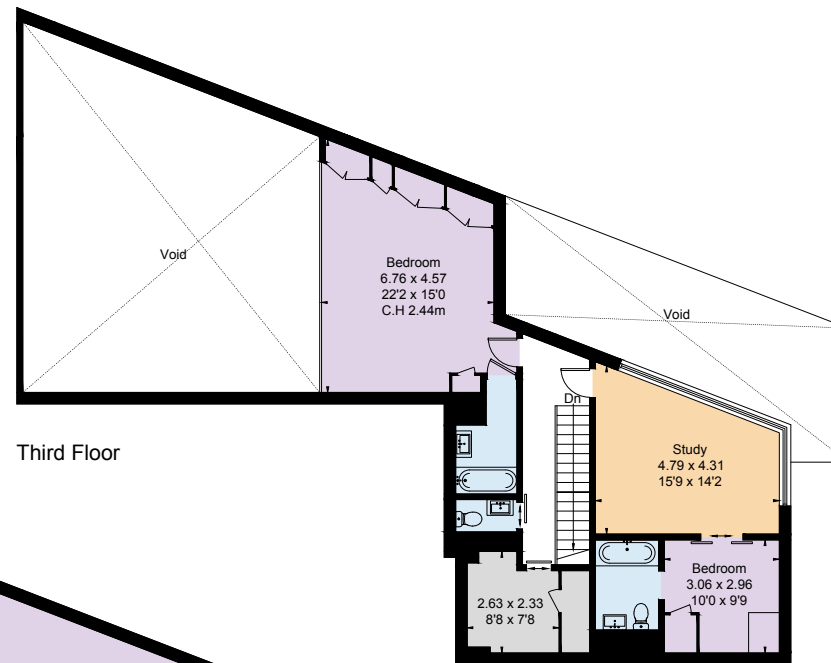
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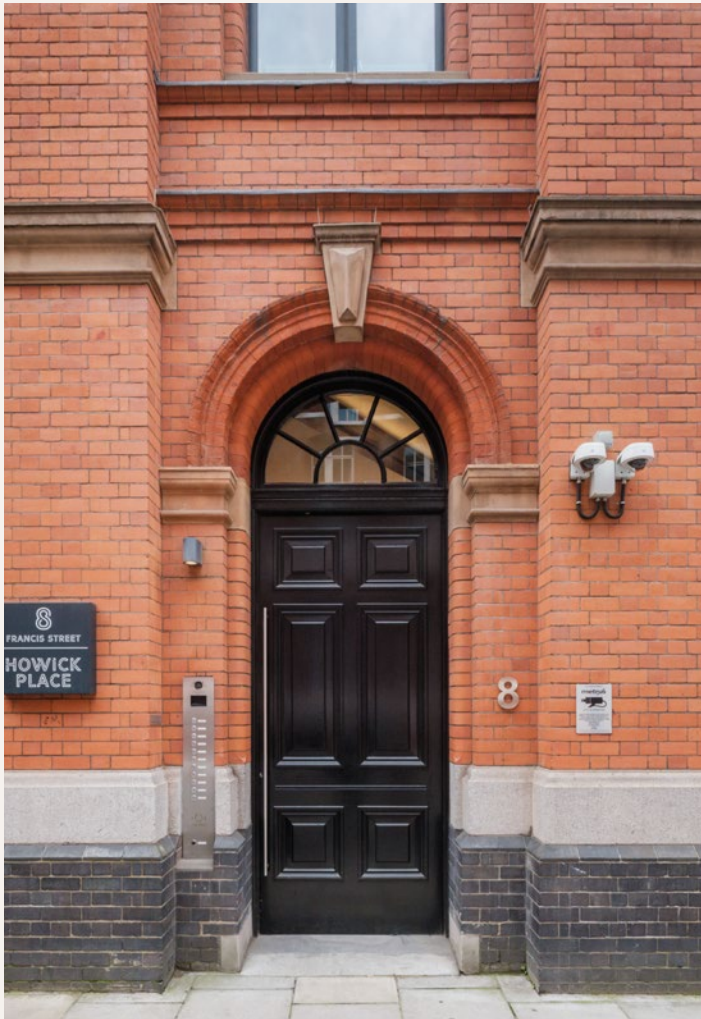
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Approximate Internal Area

4,493 ft² / 417.4 m²

This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition. All measurements, including the floor area, are approximate and for illustrative purposes only.





Guide Price: Price on Application
Tenure: Share of Freehold
Service Charge: £23,376
Local Authority: City of Westminster
Council Tax: Band H

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

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Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.