



Culross Street, London, W1K

£Price on Application

4 5 5 E

A set of white icons representing property features: a bed icon, a bathtub icon, a sofa icon, and a menu icon (three horizontal lines). The numbers '4', '5', and '5' are placed between the icons, and the letter 'E' is placed to the right of the menu icon.



# Culross Street

London, W1K 2DZ

- Originally built in 1732 and rebuilt again 1927 in a Georgian style
- A newly refurbished lateral freehold house
- Fully fitted Sie Matic Kitchen / Breakfast room with French doors to communal garden
- 4/5 Bedroom with 4 En-Suite Bathrooms
- All rooms feature air-conditioning and underfloor heating
- New lift to all floors
- Bathroom finishes feature rare onyx and marble, water-jet inlaid panels and hand-carved sinks of marble and onyx

This newly refurbished house has numerous features including; a new internal lift to all floors, double height entrance hall, underfloor heating as as air conditioning throughout, new Sie Matic kitchen with high end appliances, new cantilevered staircase and a spectacular custom-built glass and aluminium conservatory on the top floor, complete with a private balcony.

The building has been re-built and re-envisioned by award-winning architect Neil Wilson for a modern interior floor plan and an exterior restored to its former historic glory.

The facade has been painstakingly restored to Etchell's design with widened windows on the second floor and floor-to-ceiling height balcony windows on the first floor, having obtained special permission. Window surrounds and the double-door entrance have been restored to the original Georgian historic style and updated with hand-finished marble for a subtle and contemporary feel.





Hardwood sourced from a Victorian-era ship have been used with a bespoke pattern to clad the ground floor lobby, dining room and kitchen as well as the first floor library area and formal drawing room.

While most houses on Culross Street are listed, 14 Culross Street is freehold which allowed the opening up of the floor plan for space and light, the addition of a lift, conservatory and (concealed) heating and air-conditioning. A unique bonus is the quiet and secluded communal garden to the rear.

Every room is extensively pre-wired with CAT-5 cables for data, security and home automation (positioned for blinds, television and lighting), multiple telephone cables and high-end audio cables - culminating in a data/server/media-hub room on the ground floor. All rooms, including the en-suite bathrooms, feature air-conditioning and heating through individual built-in ceiling units as well as underfloor heating.

Viewing by appointment with the owner's main agent, GA Residential.





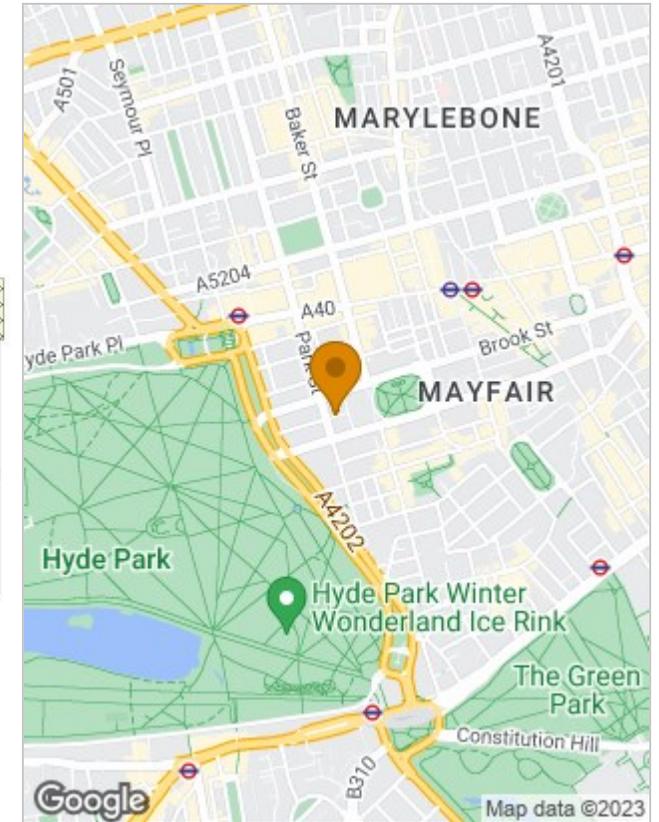
## Floor Plans

### Culross Street, W1

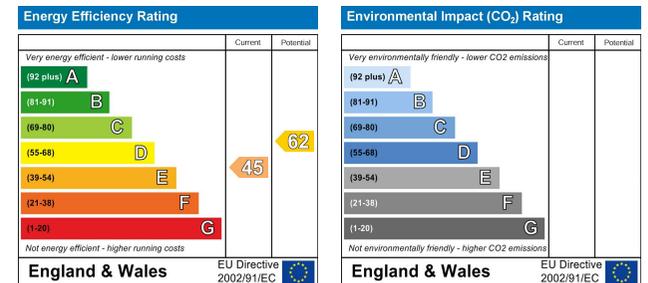
Gross internal area (approx.)  
 339 Sq m (3647 Sq ft) Including Vault and Under 1.5m  
 330 Sq m (3555 Sq ft) Excluding Vault and Under 1.5m  
 For identification only. Not to Scale



## Location Map



## Energy Performance Graph



## Viewing

Please contact our GA Residential Office on 020 3637 4477 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

99 Heath Street, Hampstead, NW3 6ST

Tel: 020 3637 4477 Email: [info@aareidential.co.uk](mailto:info@aareidential.co.uk) <https://www.aareidential.co.uk/>