

# Hamptons

INTERNATIONAL



## Bedford Row, London, SE1

4 🏠 4 🚗 2 📧

**£3,000,000**

(£3,000,000)

## Property details

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### Key features

- **Georgian Style House**
- **Private Road**
- **2674 SQ FT Internally**
- **South East Facing Garden**
- **Double Garage**
- **Chain Free**
- **Access to Garden Squares.**

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## Description

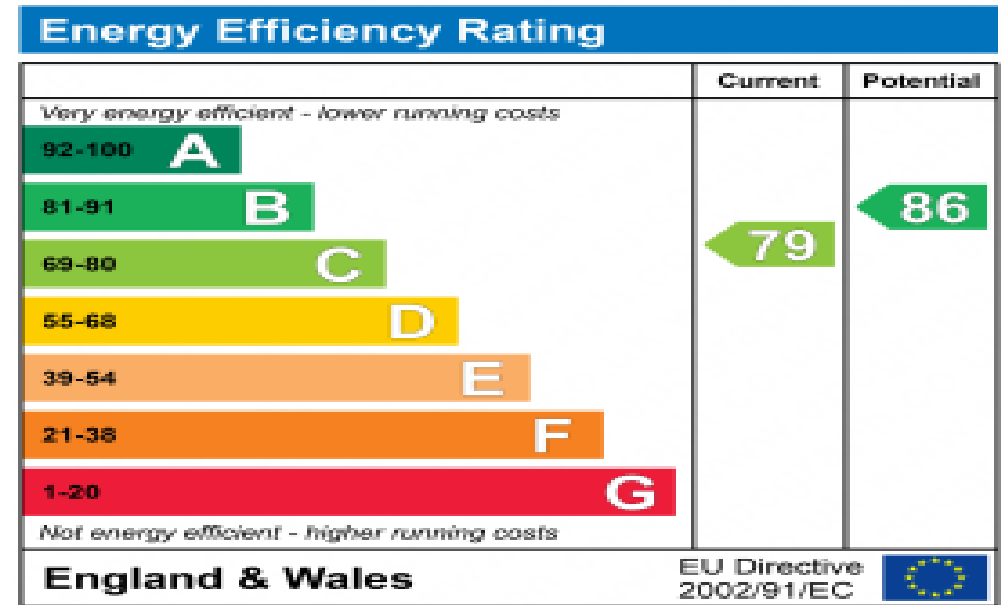
The road is accessed via a discreet gated entrance leading to a picturesque row of 10 stunning houses. A super rare opportunity to live in a Georgian style house in an exclusive private road next to Trinity Church Square. The ground floor entrance has steps flanked by iron railings and an impressive front door opens onto a spacious hallway with an imposing staircase. To the right is a Mark Wilkinson kitchen with an open plan dining area, luxurious Gaggenau appliances and bespoke fittings. Also on this floor is the bright reception room, the ideal space for both entertaining and family living with a beautiful fireplace, bi-fold doors with shutters that lead out onto the contemporary, landscaped south-east facing garden. A skylight sits over the dining area to maximise light in the room. The downstairs is home to a study which is currently used as a gym but could also be used as a fifth bedroom and would be the ideal space for a live-in nanny. There is also a utility room with a shower, and a double garage which has a wall storage system and tiled floor. This property has been finished to an impressively high standard throughout, additional benefits include a high specification fitted sound system in the living room, master bedroom and en-suite, air conditioning throughout and bathrooms and electronic access to two private garden squares (Merrick and Trinity Church Square). The first floor has the principal bedroom, with a huge en-suite containing his and hers sinks, walk in shower, a deep bathtub and fitted wardrobes. On this floor there is also another room that spans the full width of the property and could be used as a bedroom or a second reception room. At the top of the house, the second floor has two more double bedrooms both with built in storage, one of which has an en-suite bathroom. The top floor also has a further family bathroom suite with skylight. This property is a smart home that benefits from an array for technology with Nest, Control4 & solar panels and integrated aircon system providing an energy efficient home. Situation Bedford Row is nestled in between two beautiful Georgian church squares on a private road off a road with no through traffic. The gated road is within walking distance to The City, other transport options include Borough Underground station, London Bridge mainline station (Jubilee and Northern tube lines) and Thames Uber Boat services. Nearby, Borough Market is one of the largest food markets in London where stall holders represent the best of British and international foods with plenty of top-quality restaurants added into the mix. The South Bank, some 8 minutes' walk away, is the cultural heart of London and home to some of the most iconic attractions - theatres, art, music and dance, it is an exciting place to be. Trinity Church Square Conservation Area was originally formed between 1820 and 1850, the dwellings on Trinity Church Square were constructed as the most prestigious homes on the estate, centered around the Holy Trinity Church, now the Henry Wood Hall a space where the London Philharmonic Orchestra record and practice. The Corporation required speculative builders to submit plans and elevations detailing the type, design and siting of their proposals for approval, resulting in a uniform architecture of terraces that Pevsner described as "an admirably complete composition". Property Ref Number: HAM-56166











# Floor plan

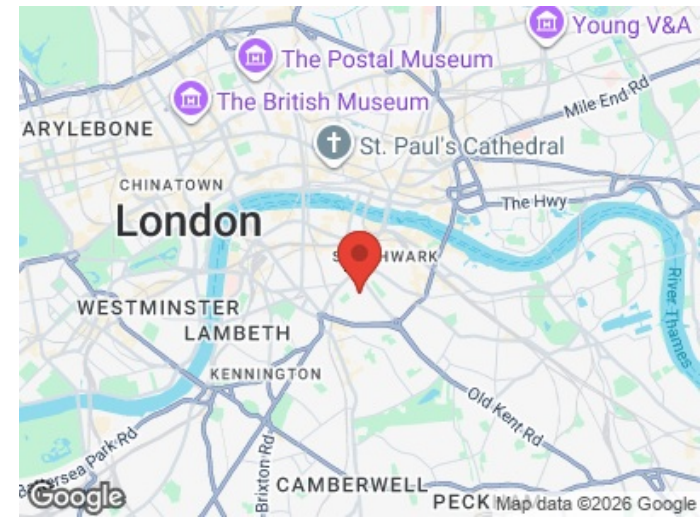
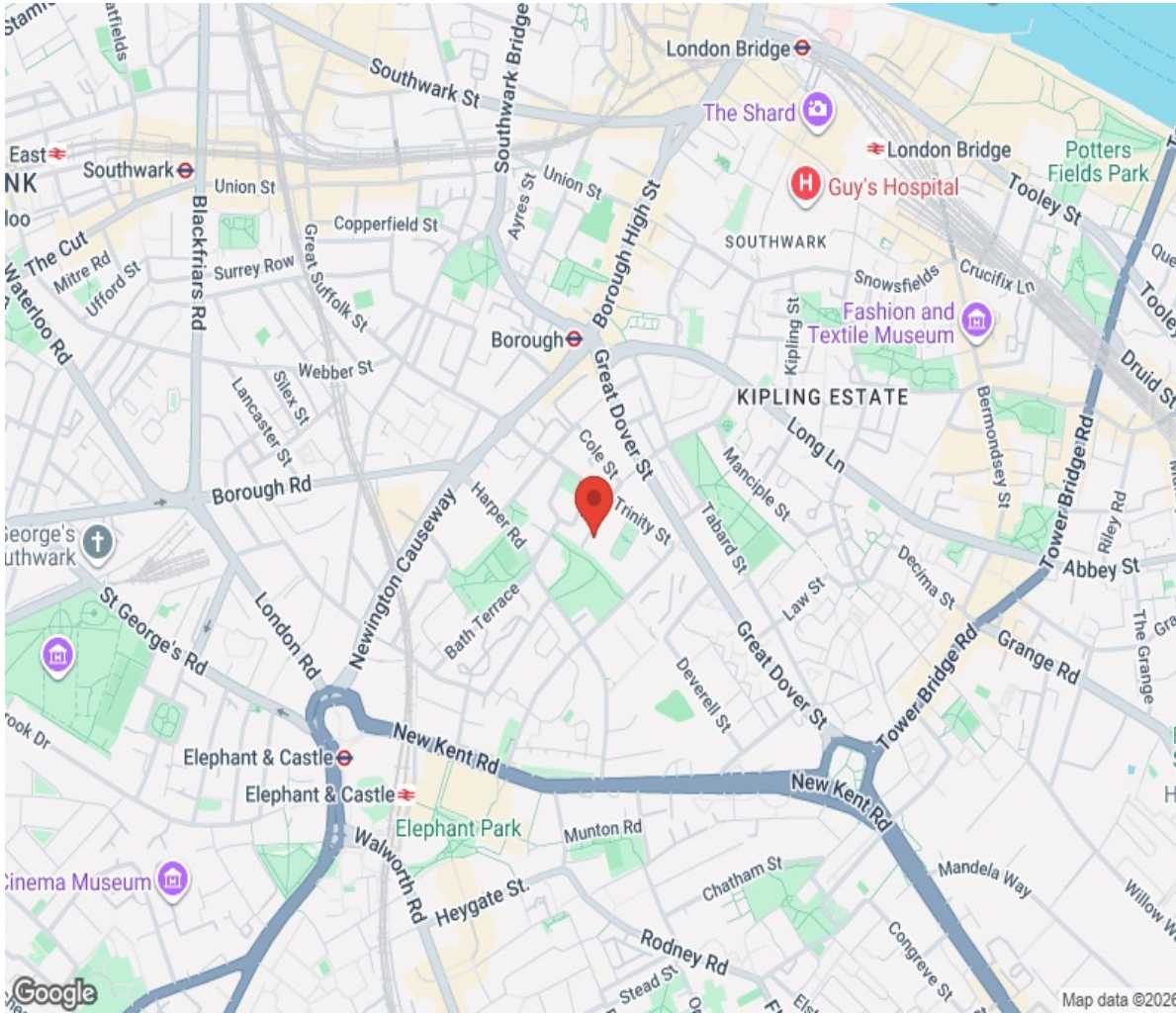
## DETAILED VIEW

Approximate Gross Internal Area  
Lower Ground floor (including Garage) = 653 sq. ft. (158.8 sq. m.)  
Raised Ground floor = 804 sq. ft. (74.7 sq. m.)  
First floor = 660 sq. ft. (61.3 sq. m.)  
Second floor = 577 sq. ft. (153.6 sq. m.)  
Total = 2674 sq. ft. (248.4 sq. m.)



This plan is for layout guidance only. Not shown to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, angles and complete bearings before making any decisions reliant upon them.

# Location



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