



BETTERTON STREET

LONDON WC2H

A RARE AND BEAUTIFULLY EXECUTED FREEHOLD HOUSE, DISCREETLY POSITIONED IN THE HEART OF COVENT GARDEN. HAVING BEEN ORIGINALLY CONCEIVED AND DEVELOPED BY AN ARCHITECT, THE RESULT IS AN EXCEPTIONAL DESIGN-LED RESIDENCE OF REMARKABLE VOLUME AND QUALITY.

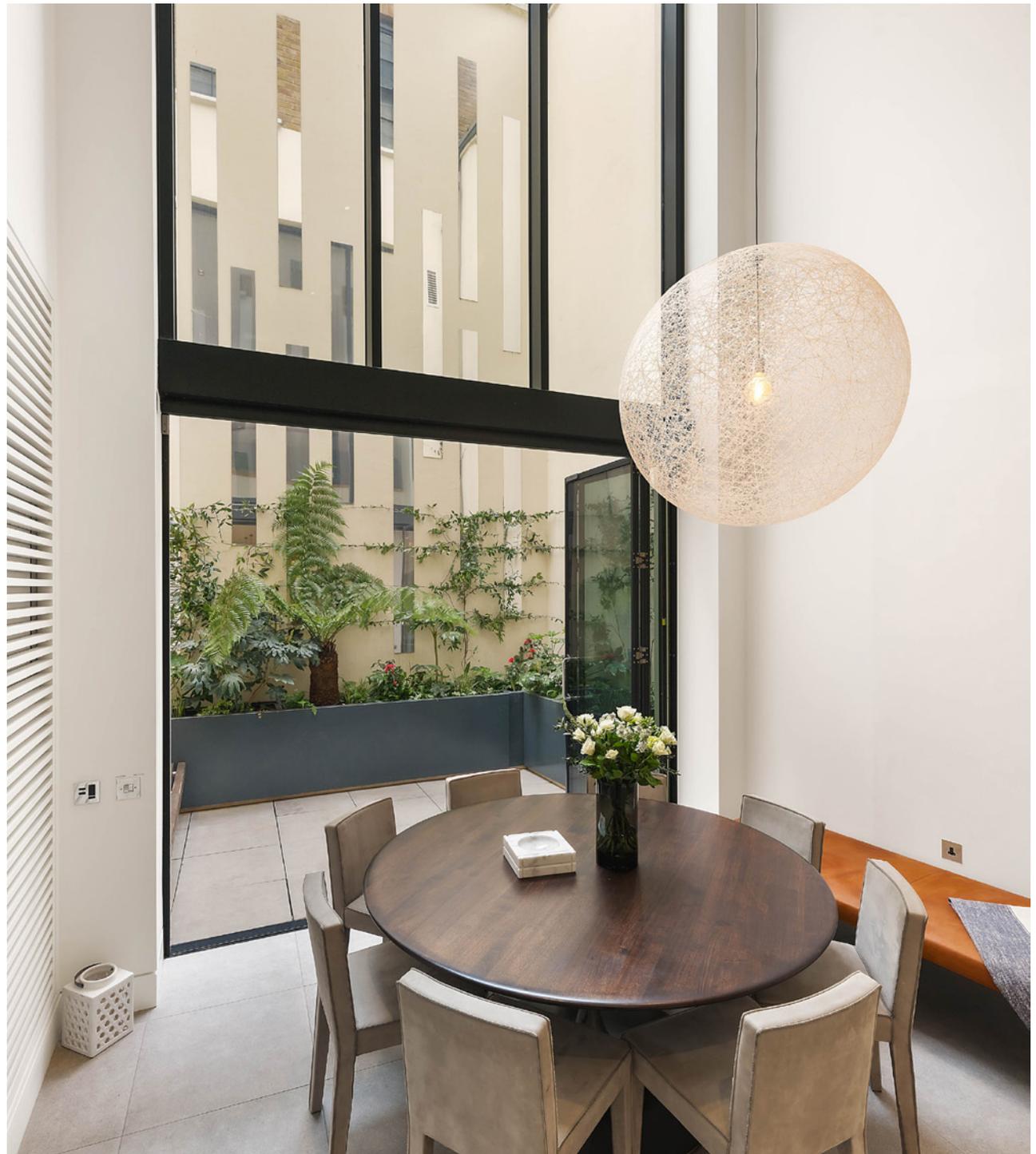
Extending to approximately 4,559 sq ft, the house has been meticulously designed to combine contemporary architectural drama with elegant, highly functional living spaces, and is presented in excellent condition throughout.

The centrepiece of the home is a spectacular double-height living and dining room, an impressive architectural volume that creates a wonderful sense of space and light, ideal for both formal entertaining and everyday family living. In addition to the principal reception space, the house offers three further reception rooms, two of which are on the first floor, allowing for flexible living and entertaining. The entirety of the top floor is the final and flexible reception room, boasting two private roof terraces. The one at the front is a private space the current owner has used for Yoga, whilst the large one at the rear has a desirable south-facing aspect, offering wonderful outdoor entertaining / dining space with open outlooks across the surrounding rooftops.

The accommodation comprises four beautifully appointed bedroom suites, each with its own luxurious en suite bathroom, providing an exceptional level of comfort and privacy.

The property also benefits from a comprehensive suite of wellness and leisure facilities, including a private cinema room, gym and sauna, rarely found in a house of this scale in such a central location.

Security and privacy have been carefully considered, with discreet and highly secure access, making the property an ideal lock-up-and-leave residence. This is an extremely rare opportunity to acquire a one-off architectural home of significant scale and presence in one of central London's most vibrant and historic neighbourhoods, moments from the theatres, restaurants and boutiques that define Covent Garden.





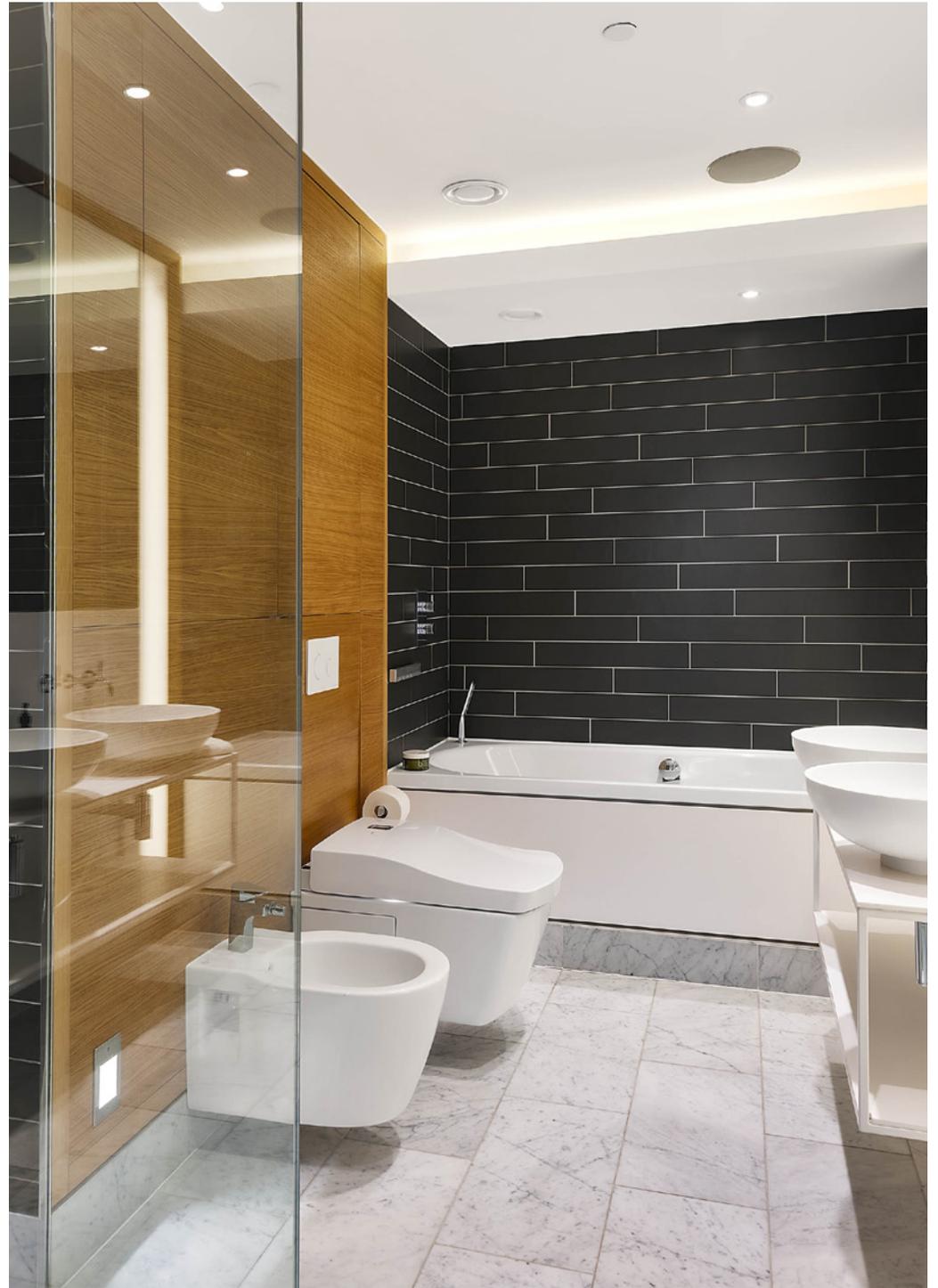
















Betterton Street offers outstanding convenience for both the West End and Central London. Positioned on the Strand, it sits moments from Covent Garden's famous piazza, Trafalgar Square and the theatres, restaurants and flagship shopping that now define the West End. Transport connections are exceptional; Charing Cross (National Rail and Underground), Embankment and Covent Garden stations are all within a short distance providing swift access across the city via the Bakerloo, Northern, District and Circle Lines. With numerous bus routes on the doorstep and the river taxi at Embankment pier, Betterton Street is perfectly placed for effortless travel, whether heading to the City, Canary Wharf, Mayfair or beyond.

- 4,559 square feet
- 4 en suite bedrooms
- Double height kitchen
- Dining room
- Gym
- Cinema room
- Lift
- Comfort Cooling
- Surround sound

GENERAL

Tenure **Freehold**

Guide Price **£6,450,000**

Local Authority **London Borough of Camden**

Council Tax **Band H**

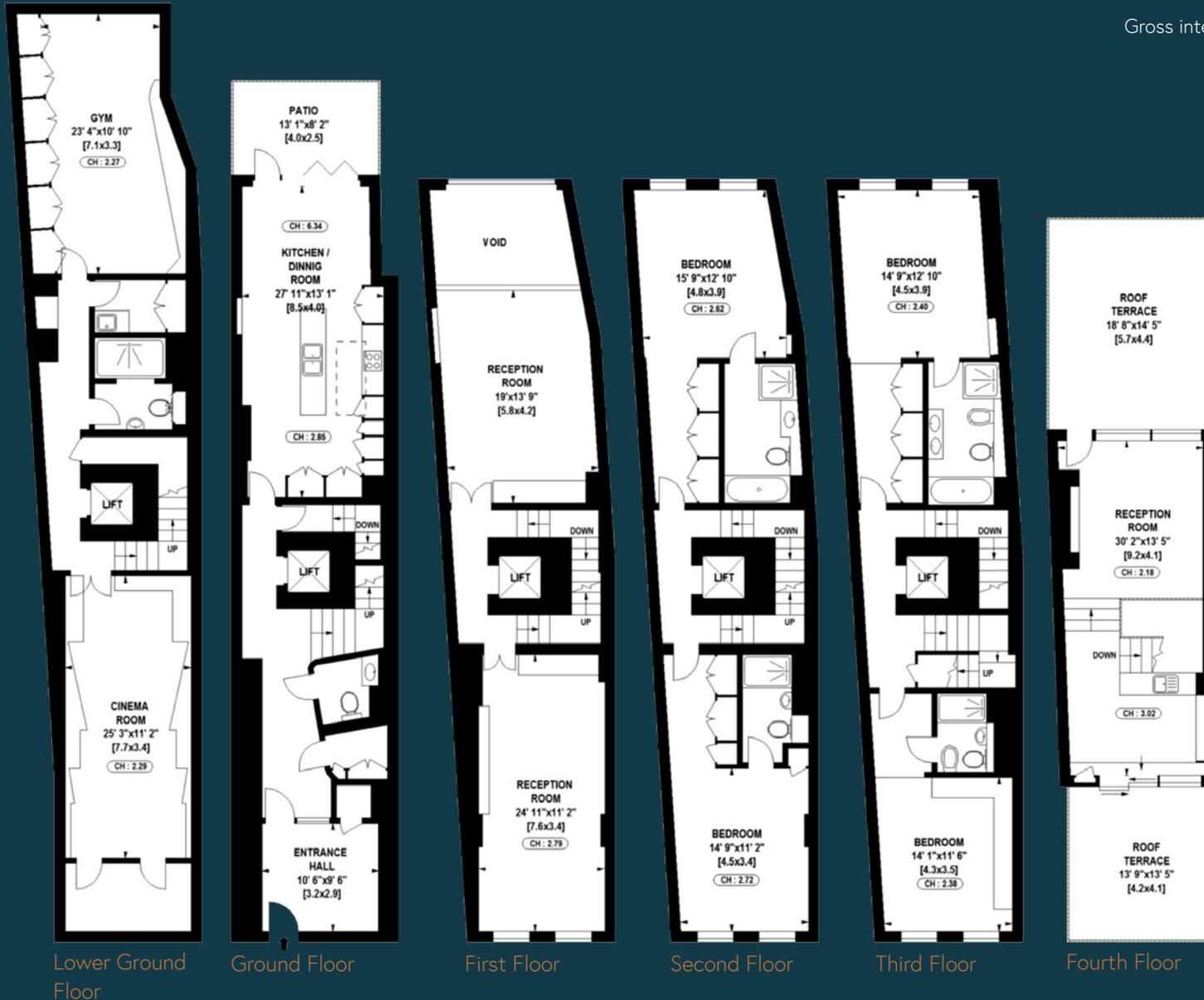
EPC Rating **C**

Mobile coverage and broadband **Information can be found here:**
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Parking **London Borough of Camden permit upon application**

FLOORPLAN

Gross internal area 4,596 sq ft (427 sq m)
For identification purposes only.



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