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ST JAMES'S · LONDON SW1

Warwick House

A Westminster Townhouse

FOUR BEDROOMS — ROOF TERRACE & LIFT

Freehold · £4,950,000

SIX FLOORS

FOR SALE

FREEHOLD



THE RESIDENCE

A townhouse of *enduring distinction*

WARWICK HOUSE STREET · SW1Y 5LP
ST JAMES'S, CITY OF WESTMINSTER

109 M² · 3,369 SQ FT

Set across six beautifully designed floors of a handsome period building, this exceptional freehold townhouse offers a rare combination of historic character and contemporary luxury — generous in proportion, meticulously finished, and moments from Pall Mall.

Originally a red-brick public house known as The Two Chairmen — a nod to its role as a sedan chair pick-up point in 18th-century London — the site is believed to date to circa 1755, with the current structure rebuilt around 1869.

Today it has been meticulously reimagined into a refined private residence. A passenger lift serves every floor, complemented by a sculptural bespoke staircase that connects the home with ease, while integrated technology and underfloor heating bring quiet comfort to rooms designed equally for intimate evenings and effortless entertaining.

AT A GLANCE

The Particulars

OWNERSHIP	For Sale	TENURE	Freehold
PROPERTY TYPE	Townhouse	LOCAL AUTHORITY	Westminster
BEDROOMS	Four Double	COUNCIL TAX BAND	Band H
BATHROOMS	Five	ANNUAL CHARGE	£1,946.32
CONDITION	Reimagined · Turn-Key	EPC RATING	C (77)
		GUIDE PRICE	£4,950,000

3,369

INTERNAL SQ FT

6

FLOORS OF LIVING

2

OUTDOOR SPACES

E-W

LIGHT THROUGHOUT

A rare Westminster townhouse, where Georgian heritage meets a considered contemporary reimagining — six floors of refined living, served by a passenger lift, in one of London's most distinguished addresses.



THE KITCHEN



THE PRINCIPAL SUITE



THE ROOF TERRACE

THE GROUND FLOOR

The Kitchen & Dining



OPEN-PLAN LIVING

A bespoke *Minotti* kitchen

Upon entry, a generous reception hall leads through double doors to a formal dining area and bespoke kitchen, with oiled oak floors laid in a herringbone pattern.

The recently installed Minotti kitchen is finished in honed stone with discreetly integrated Gaggenau appliances.



Dining & Entertaining



CULINARY HEART

A space to *gather*

Honed stone surfaces and integrated appliances create a calm, hospitable centre to the home — generous enough to host, intimate enough for the everyday.



CIRCULATION

A sculptural *centrepiece*

Arranged Over *Six Floors*

CONNECTED BY A PASSENGER LIFT & BESPOKE STAIRCASE

<i>LG</i>	Lower Ground	Wellness floor — gymnasium and private sauna, utility room, communications cupboard, and a further bedroom suite with kitchenette.
<i>G</i>	Ground	Reception hall leading to a formal dining area and bespoke Minotti kitchen in honed stone with integrated Gaggenau appliances.
<i>1</i>	First	A rear reception room and intimate front snug divided by glazed pocket doors, with integrated AV, living-flame fireplaces and underfloor heating.
<i>2</i>	Second	The principal bedroom suite occupying the entire floor — bay-fronted bedroom, en-suite with freestanding bath, and a bespoke dressing room.
<i>3</i>	Third	Two further guest bedroom suites with en-suite shower rooms; the front suite enjoys a private balcony over Warwick House Street.
<i>4</i>	Top Floor	A vaulted sun-room with abundant skylight, currently a snug and study, opening through bi-fold doors onto a roof terrace.

THE FIRST FLOOR

The Reception Rooms



LIVING & ENTERTAINING

Light, volume *and calm*

High ceilings and sash windows lend the principal reception a graceful airiness, daylight carried from morning to dusk.

A living-flame fireplace anchors the room, while warm oak boards run underfoot — a refined backdrop for everyday life and considered entertaining.





THE FRONT SNUG

An intimate *retreat*

Divided from the rear reception by glazed pocket doors, the front snug offers a quieter counterpoint — app-controlled AV, programmable lighting and underfloor heating throughout.

RECEPTION DETAIL

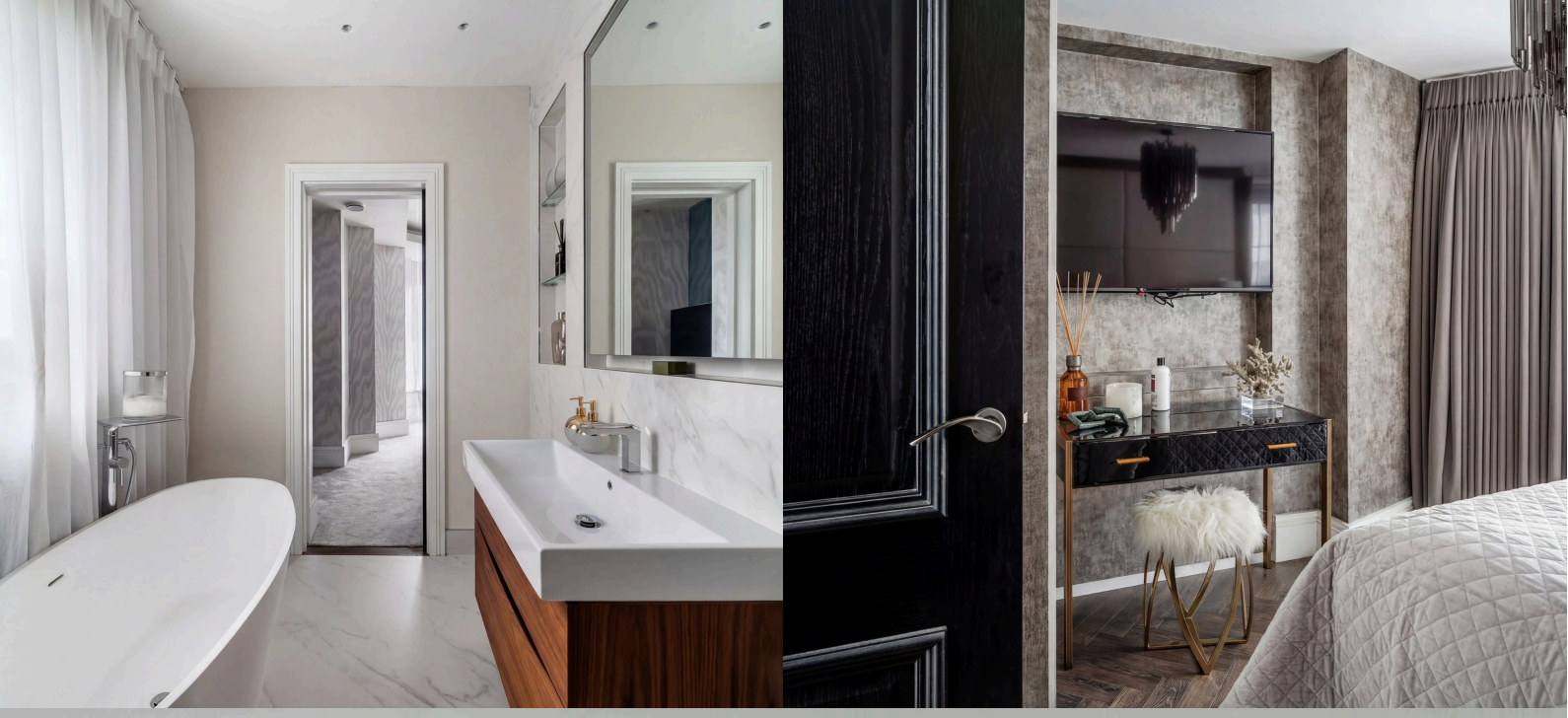
A curated *palette*

Bespoke joinery, sculptural lighting and a restrained material palette run consistently across the principal living spaces.



The Principal Suite

The principal bedroom suite occupies the entire second floor — a bay-fronted bedroom in calming neutral tones, a contemporary en-suite with freestanding bath, and a generous dressing room to the rear.





THE THIRD FLOOR

Two Further *Suites*

Two further bedroom suites occupy the third floor, finished to the same exceptional standard as the principal suite — calm, softly proportioned and filled with natural light. Each is served by an elegant en-suite shower room, with the front suite enjoying a private balcony over Warwick House Street.



THE TOP FLOOR

A sun-room *crowned in light*

A vaulted sun-room with abundant skylight, currently a snug and study — easily an additional suite, opening onto the roof terrace.

PRIVATE OUTDOORS

The roof *terrace*

A well-proportioned roof terrace crowns the home — a private pocket of St James's sky for warm evenings above the street.



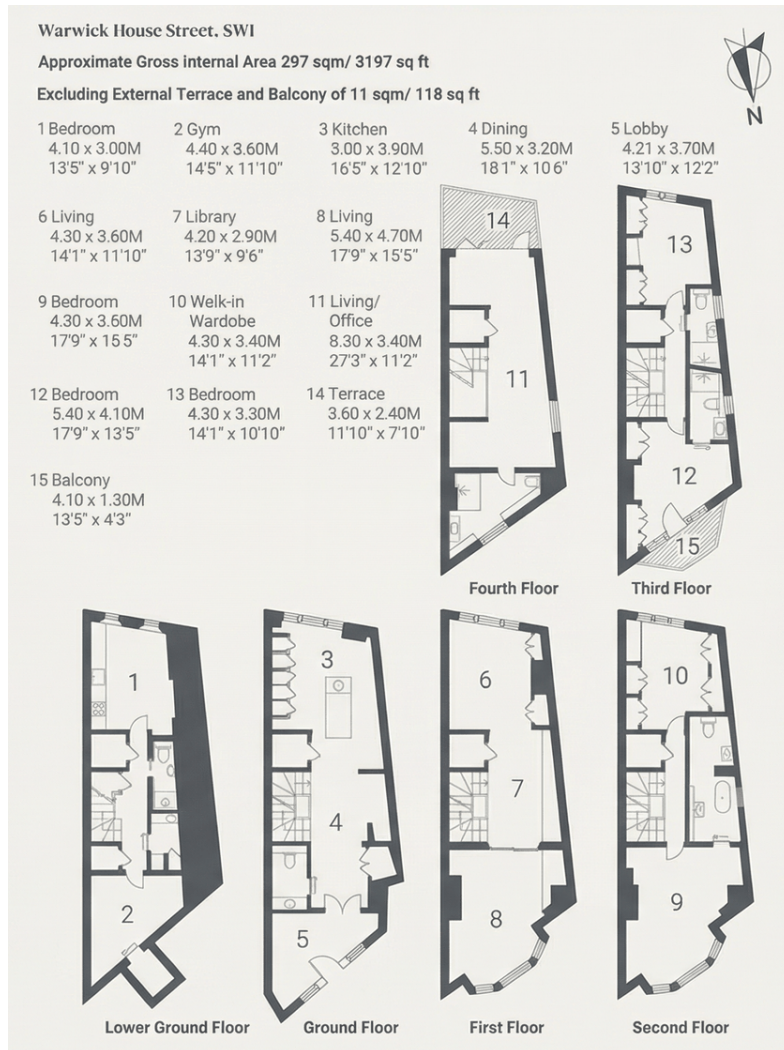


THE LOWER GROUND

Wellness & *Flexibility*

The lower ground is dedicated to wellbeing — a fully equipped gymnasium and private sauna, with utility and communications rooms alongside. A further bedroom suite with kitchenette completes the floor, ideal for staff or independent family members.

The *Floorplans*

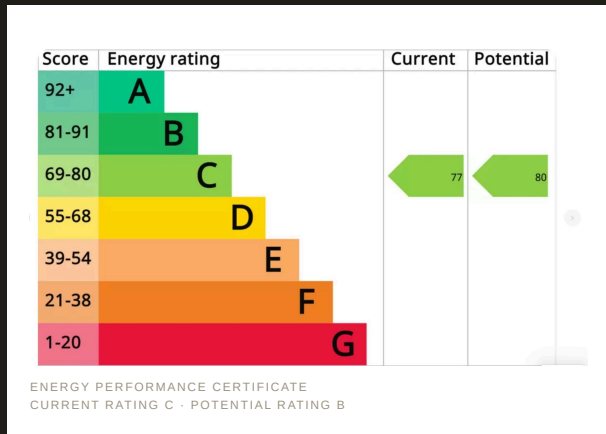


APPROX. INTERNAL AREA
109 m² / 3,369 sq ft

ARRANGEMENT
Townhouse · Six Floors

Measurements are approximate and not to scale. This plan is for illustrative purposes only.

Energy & Location



C CURRENT RATING
SCORE 77 OF 100

The residence performs strongly within its period building, with clear scope to reach a Band B rating of 80 — an efficient and comfortable home in one of London's most enduring addresses.

CURRENT RATING	C · 77
POTENTIAL RATING	B · 80
COUNCIL TAX	Band H

CONNECTIVITY

5_{min}

WALK TO ST JAMES'S PARK

8_{min}

WALK TO GREEN PARK & TUBE

10_{min}

CHARING CROSS TO THE CITY

12_{min}

WALK TO COVENT GARDEN

Approximate journey times. St James's Park and Green Park stations place the City, the West End and Heathrow within a single, simple connection.

THE SETTING

A St James's address, *steps from Pall Mall*

Pall Mall

HERITAGE CLUBS & TAILORING

St James's Market

AQUAVIT, SCULLY & FINE DINING

White Cube & the RA

LEADING GALLERIES

Covent Garden

ROYAL OPERA HOUSE & WEST END

“
A rare Westminster townhouse — six floors of considered living, moments from Pall Mall, in one of London's most enduring addresses.

AN EXCLUSIVE REPRESENTATION

Arrange a Private Viewing

GUIDE PRICE

£4,950,000



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Private viewings are arranged by appointment. We would be glad to welcome you to Warwick House Street and to share the full history, floor plans and specification of this exceptional Westminster residence.

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