

THE MODERN HOUSE



London W1
£3,495,000 Freehold

St Anne's Court

Proudly positioned on St Anne's Court, a walkway linking Dean Street with Wardour Street, this excellent Georgian townhouse is a rare example of a freehold property in the heart of Soho. Set over five floors, with four bedrooms and approximately 2,759 sq ft of internal space, the house was transformed for contemporary living in 2013 by Timothy Tan and Christina Leung of Make Architects.

The Building

Believed to have been built in 1735–1736 by William Bignell of St Anne's, a glazier who was responsible for rebuilding much of St Anne's Court, the house experienced incarnations as a recording studio and later, a photographic and cinematic studio, before being returned to its original entirety as a residence.

The Tour

Retaining its handsome façade, the internal design builds on princely Georgian proportions by opening a number of the floors. On the ground level, the result is a flowing sequence of interconnecting rooms.

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From the entrance hall, to the left, is the sitting room which becomes a double reception which would suit a variety of configurations. This moves in turn to a desk space, a guest WC and a versatile dining room at the rear with stone-clad walls and a deluge of natural light from the glazed roof overhead. Wooden flooring throughout the ground-floor creates a seamless transition between the rooms.

Black-stained wood is set against polished-plaster walls throughout, offering a muted backdrop to the additions of life. The kitchen is on the lower-ground floor, its worktops and cabinets a seamless drift of white Corian. A dining space occupies a corner at one end, and a utility room conceals services at the other. Moving toward the rear of the house, through sliding-pocket doors, is a meditation room, also with stone-clad walls, and a large bathroom with a separate marble-clad steam room.

Expansive bedroom suites are spread over the first and second floors, identical in size, with shuttered windows, dramatic bath or shower rooms and built-in storage. Both also have access to outside space at the rear; a glazed-roof terrace on the first floor and a Juliette balcony on the second.

Moving to the upper level, there are two rooms, currently designated as bedrooms, with a bathroom between them. The room at the rear incorporates a mezzanine level, flooded with light from a series of electric roof lights, and benefits from an intimate roof terrace.

The whole house is served by a heat exchange system for both warming and air cooling and the house has been wired for CAT5 and fibre optic broadband.

The Area

Located in Soho, central London's creative quarter, St Anne's Court is bounded by the famous shopping streets of Oxford Street and Regent Street to the north and west, Chinatown to the south, and the West End and Covent Garden to the east. The immediate area is replete with an unrivalled choice of independent bars, boutiques, restaurants and cafes. Soho House is a minutes' walk, as is the green space of Soho Square.

The property is served by several Underground Stations nearby, and the new Crossrail station linking Central London to Heathrow is just a short walk away.

Council Tax Band: H



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About

The Modern House is an estate agency that helps people live in more thoughtful and beautiful ways. We believe in design as a powerful force for good. Inspired by the principles of modernism, we represent design-led homes across the UK which celebrate light, space and a truth to materials. Esquire credits The Modern House with “rewriting the rulebook on estate agency” and GQ voted us “one of the best things in the world”.