an exquisite, Robert Adam designed
Grade I listed freehold
mansion house on the prestigious

FITZROY SQUARE
A Grade I listed freehold mansion house designed by Robert Adam and built by James Adam circa 1792.

Spanning 10,403 sq ft (966.5 sq m) of living space, the property comprises a five storey mansion house with roof terrace and courtyard garden, adjoining mews house and garage with parking for two cars. Aside from the grand front entrance, the house can also be accessed via the mews and at basement level from the main house.

Planning has been granted for demolition of the old mews house and construction of a new three storey dwelling with a sub basement below the main house and mews, to include a swimming pool and further living space, plus a passenger lift in the main house from basement to second floor.

3 Fitzroy Square occupies the most enviable position on the square, prominently located on the central axis of the east side. Of classical Adam design, the house provides voluminous room proportions with grand ceiling heights of over 3.5m on the ground floor and in excess of 4m on the first floor. Further, it boasts a number of stunning architectural features such as the Portland stone façade and vaulted full height cantilevered stone staircase with iron balusters running to second floor level.

Fitzroy Square lies within the Fitzroy Square Conservation Area.

The square was designed by Robert Adam and laid out in 1790, with the east and south sides built in 1792 and 1794 respectively. These terraces are Portland stone fronted. The Napoleonic war brought a temporary stop to building works so the north and west sides were not completed until much later in 1827 and 1832-35 respectively.

The square has a number of notable past residents including: the painter and first director of the National Gallery, Charles Eastlake, Prime Minister Lord Salisbury and later, in the 19th century, writers George Bernard Shaw and Virginia Woolf.
Fitzroy Square is one of the only complete remaining Georgian garden squares in London. Designed to provide London residences for aristocratic families, the square was built in two main stages. The east and south sides of the square were designed and built by famed architect and designer Robert Adam; providing two palace façades built in a similar style to a large Palladian Villa, giving the impression of a single grand building rather than a terrace of houses. The north and west sides were built much later in the 1800’s and can be told apart by their stucco façades, as opposed to the original Portland stone fronts of the Adam houses.

Fitzroy Square boasts a superb location in heart of vibrant Fitzrovia. Nestled between Marylebone and Bloomsbury, with the Regent’s Park to the north and Soho and Covent Garden to the south. Fitzrovia is home to some of the capital’s finest restaurants including a number of Michelin star offerings. It is also now one of London’s key contemporary art hubs with over 30 galleries.

The area has an excellent transport network. To the east, Warren Street underground station (Northern and Victoria lines) is approximately 0.2 miles away and Euston Square underground station (Circle, H&C and Metropolitan lines) is approximately 0.3 miles away, where one stop will take you to Euston Station (Northern and Victoria lines and overground services) and two stops to King’s Cross St. Pancras (Circle, H&C, Metropolitan, Northern, Victoria, Piccadilly lines, overground services and Eurostar). To the west, Great Portland Street underground station (Circle, H&C and Metropolitan lines) is approximately 0.3 miles away. To the south, Goodge Street underground station (Northern line) is 0.4 miles approximately where one stop will take to you Tottenham Court Road station (Northern and Central lines) where Crossrail due to open in 2018 will provide fast access to the city and airports.
FITZROY SQUARE
FITZROVIA W1
PLANNING

PLANNING HAS BEEN GRANTED

subject to a Section 106 Legal Agreement, for the erection of a new three storey mews building to rear (following demolition of existing mews building) including a rear roof terrace at first floor level; excavation at basement level beneath the mews property and courtyard and refurbishment works to the main house (Class C3).

Further information can be found in the planning section of the Camden Council website.

TErMS

Tenure: Freehold
Local Authority: London Borough of Camden
Price on Application

PLANNING APPLICATION - 2011/4486/C
Demolition of existing mews house (Class C3).
Click to view documents

PLANNING APPLICATION - 2011/4485/L
Erection of 3 storey mews building to rear (following demolition of existing mews building) including a rear roof terrace at first floor level; excavation at basement level beneath the mews property and courtyard and refurbishment works to the main house (Class C3).
Click to view documents

PLANNING APPLICATION - 2011/4445/P
Erection of 3 storey mews building to rear (following demolition of existing mews building) including a rear roof terrace at first floor level; excavation at basement level beneath the mews property and courtyard and refurbishment works to the main house (Class C3).
- Granted Subject to a Section 106 Legal Agreement  29-02-2012
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PLANNING APPLICATION - 2014/7690/P
Discharge conditions 6 and 8 (Appointment of structural engineer & Code Sustainable Homes report) in relation 2011/4445/P, 29/02/12, for; Erection of 3 storey mews building to rear (following demolition of existing mews building) including a rear roof terrace at first floor level; excavation at basement level beneath the mews property and courtyard and refurbishment works to the main house (Class C3).
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