



25 MERCER STREET

Soho, London



Freeface

Accommodation

Open-plan kitchen and dining room | Living room | First floor with adjoining bathroom | Second floor bedroom with dressing room and WC | Top floor bedroom with adjoining shower room | Patio

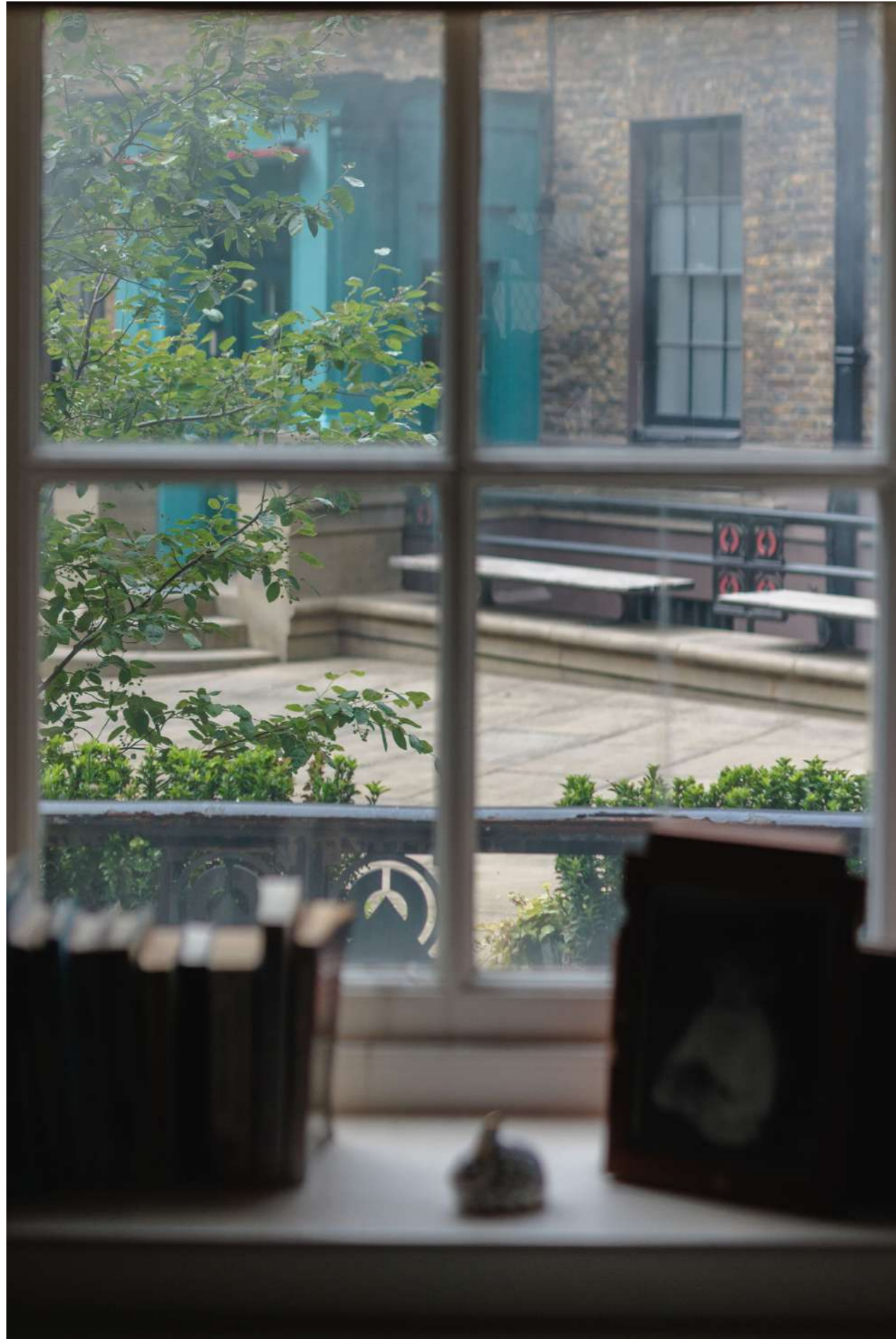
Approximate Gross Internal Area = **1,695 sq ft - 157.49 sq m**

For sale Freehold:

Mercer Street occupies an enviable position within Seven Dials - one of London's most vibrant and historic neighbourhoods - renowned for its characterful streets, independent boutiques, acclaimed restaurants and thriving theatre scene.

Arranged over five floors, No. 25 is a Grade II listed townhouse of considerable charm and character, offering bright and well-proportioned accommodation extending to approximately **1,695 sq ft**. Dating from the late seventeenth century and forming part of Sir Thomas Neale's original Seven Dials development, the house combines a rich architectural heritage with the convenience of modern city living.

Particularly appealing is the quality of natural light throughout. Large sash windows brighten each floor, while a thoughtful arrangement of accommodation provides three generous bedroom suites, a spacious reception room and a bright open-plan kitchen and dining room that opens directly onto a patio. Whilst beautifully maintained, the property also presents an exciting opportunity for contemporary enhancements and individual flair.



*Why we love
Mercer street*

Mercer Street enjoys a particularly special position within Seven Dials, combining the energy and cultural richness of Covent Garden with the atmosphere of a quieter residential enclave.



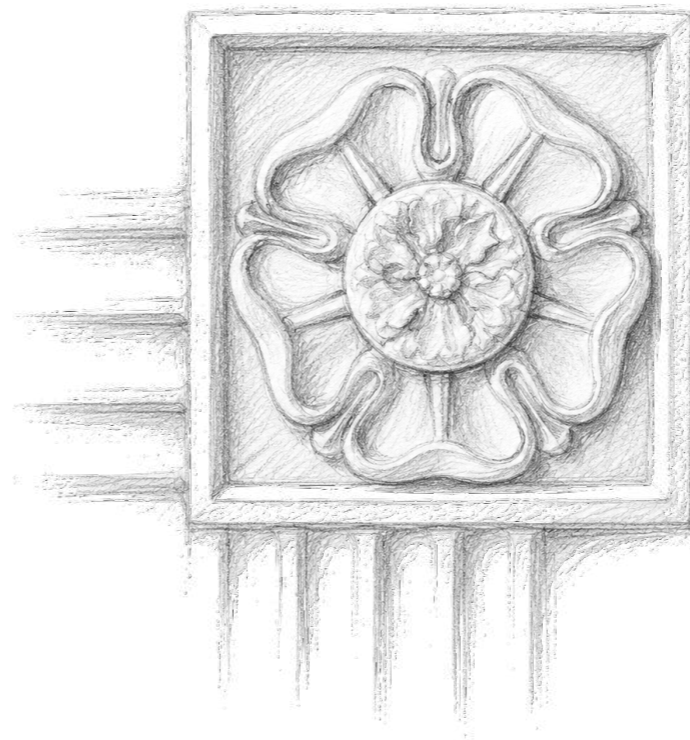
a welcoming and characterful home

Mercer Street enjoys a particularly special position within Seven Dials, combining the energy and cultural richness of Covent Garden with the atmosphere of a quieter residential enclave. Positioned moments from some of London's finest restaurants, theatres, cafes and independent shops, No. 25 offers an exceptional London lifestyle whilst remaining remarkably peaceful behind its handsome historic facade.

The house itself is wonderfully bright, with large sash windows throughout and

accommodation arranged across a series of elegant floors. Period fireplaces, decorative detailing and generous proportions create a welcoming and characterful home, whilst the private patio and three-bedroom suites provide a level of comfort and flexibility rarely found in such a central location.

The house is entered from Mercer Street and unfolds across a series of well-proportioned floors, each benefitting from excellent natural light and an abundance of period character.





Occupying the ground floor is an elegant entertaining and everyday living. Large reception room extending to almost twenty-four feet in length. Distinguished by intricate decorative cornicing, attractive period joinery and a handsome working fireplace, it is a wonderful space for both





On the lower ground floor is a spacious open-plan kitchen and dining room forming the heart of the house.

Arranged around an extensive fitted kitchen with generous storage, the room enjoys a bright atmosphere, benefitting from natural light both from the rear and from the stairwell above.

Doors open directly onto the patio, creating a natural extension of the accommodation and providing an attractive setting for dining and entertaining.

Throughout the house, period features sit comfortably alongside practical modern living, creating interiors of warmth, flexibility and enduring appeal.



Throughout the house, period features sit comfortably alongside practical modern living





A staircase rises through the house to three generous bedroom suites, each occupying its own floor and enjoying an unusual degree of privacy.

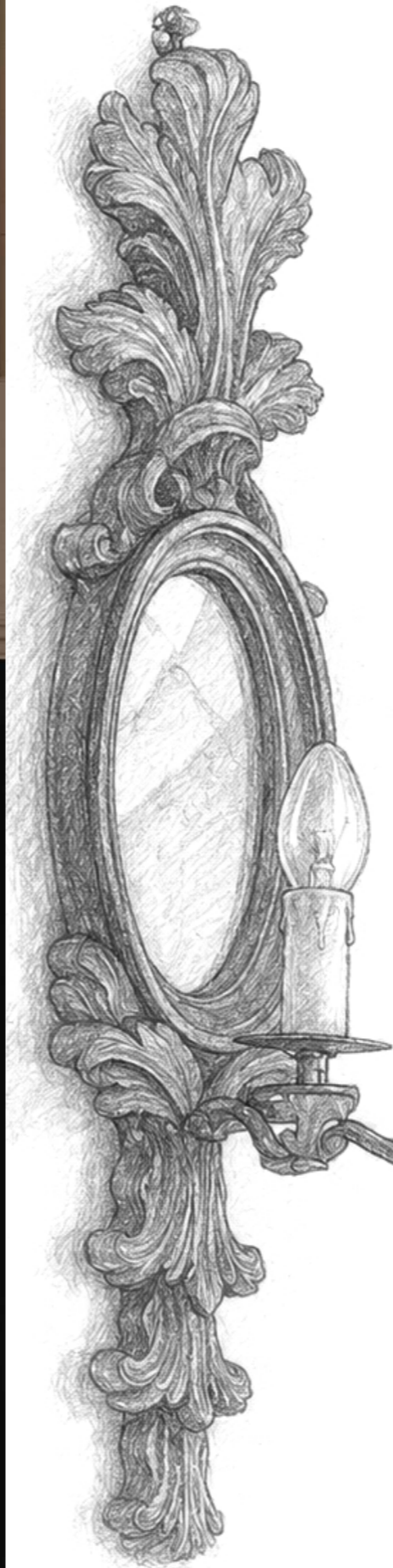
The first floor accommodates a particularly spacious bedroom overlooking the surrounding historic streetscape. Beautifully proportioned and flooded with natural light from a pair of large sash windows, the room features an attractive fireplace and is served by a substantial adjoining bathroom incorporating double sinks, a traditional bath and separate shower.



Flooded with natural light from a pair of large sash windows







Occupying the entire second floor, the principal bedroom suite enjoys a wonderful sense of seclusion. A pair of large windows illuminate the room throughout the day, whilst a fireplace and elegant proportions reinforce the character of the house. Adjoining dressing room and bathroom accommodation create a highly practical arrangement and a comfortable principal floor. The top floor provides a further bedroom suite with extensive fitted wardrobes and excellent natural light. Pretty windows flood the space with light, whilst additional borrowed light from the glazed stairwell enhances the sense of openness throughout the floor. With an adjoining shower room.



CHAPTERS PAST

Mercer Street forms part of the historic heart of Seven Dials, one of London's most distinctive urban quarters. No. 25 traces its origins to 1692, when entrepreneur and developer Sir Thomas Neale laid out the original Seven Dials street pattern, creating the remarkable seven-way junction that remains at the centre of the neighbourhood today.

Constructed in the late seventeenth century as part of this pioneering development, the house survives as an important reminder of the area's earliest residential history. Its London stock brick facade, early eighteenth-century sash windows and restored nineteenth-century shopfront reflect the architectural evolution that has shaped Seven Dials over more than three centuries.

The building forms part of an important group of protected historic properties that contribute significantly to the character and appearance of the Seven Dials Conservation Area. Together they create one of the most distinctive and recognisable streetscapes within Covent Garden.

A particularly notable chapter in the building's history came between 1983 and 1985, when it was carefully restored by Terry Farrell and Partners as part of the celebrated Comyn Ching Triangle development.

Widely regarded as a landmark conservation project, the scheme played a pivotal role in the revival of Seven Dials and helped preserve many of its most characterful historic buildings for future generations.

Today, Mercer Street remains one of central London's most sought-after addresses, celebrated for its architectural heritage, cultural vibrancy and unique blend of historic character and contemporary city living.



"Quietly tucked away behind one of Seven Dials' most historic streets."

Covent Garden Underground Station 0.3 miles
Leicester Square Underground Station 0.4 miles
Tottenham Court Road Underground Station
Elizabeth Line 0.5 miles

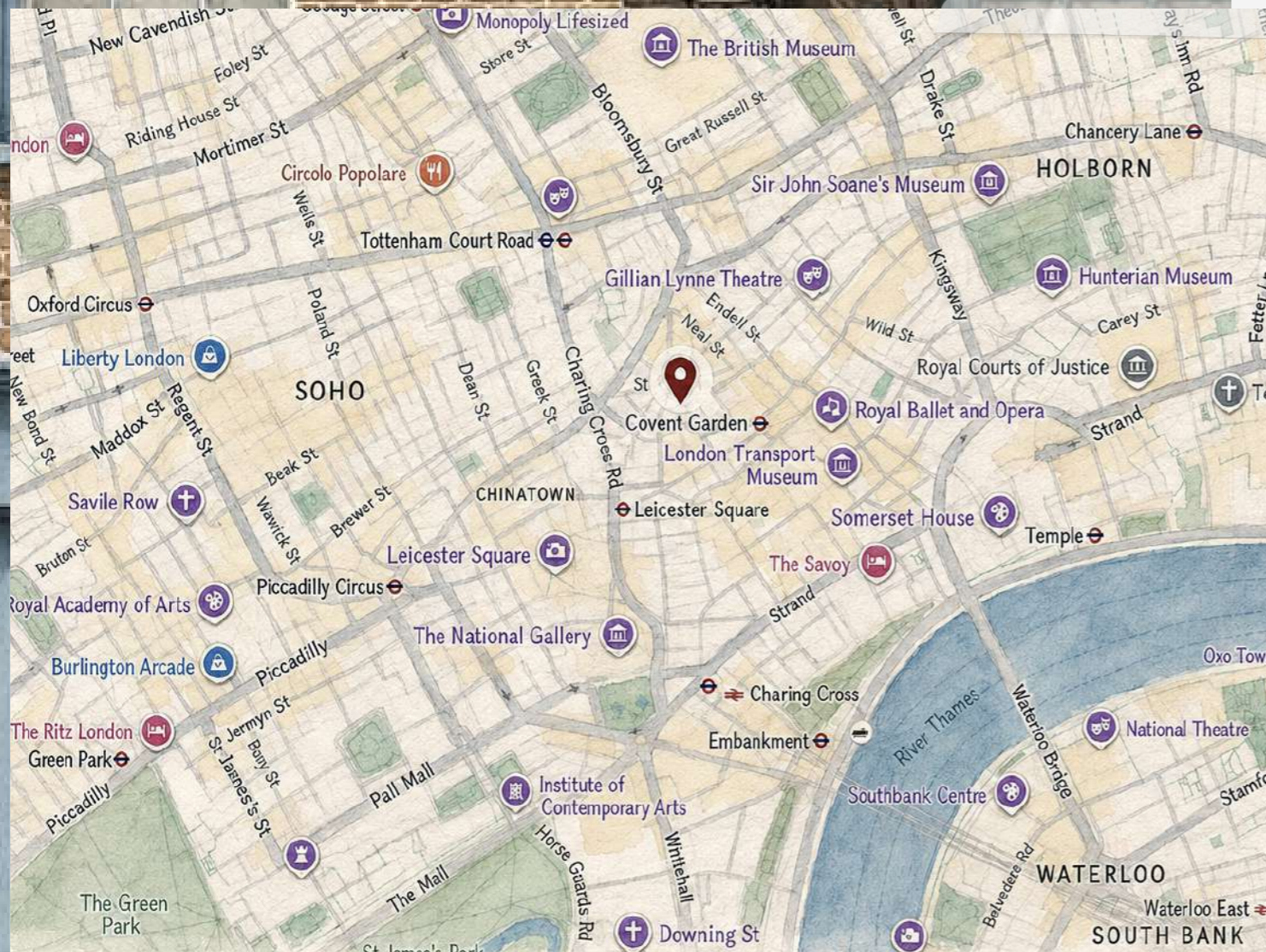
(Distances and times approximate)

Conveniently positioned at the heart of Seven Dials, Mercer Street is one of Covent Garden's most desirable addresses, celebrated for its unique blend of historic character, independent retail and vibrant cultural life.

Centred around the iconic Seven Dials junction, the neighbourhood is home to an exceptional selection of cafes, restaurants, wine bars, theatres and boutiques. Residents enjoy immediate access to the best of Covent Garden and Soho, whilst benefitting from the distinctive village-like atmosphere that has long defined this historic corner of London.

The surrounding streets are rich in architectural character and lined with an eclectic mix of independent businesses and internationally recognised brands. From world-class dining and theatre to artisan coffee shops and specialist retailers, virtually every amenity lies within a short walk of the front door.

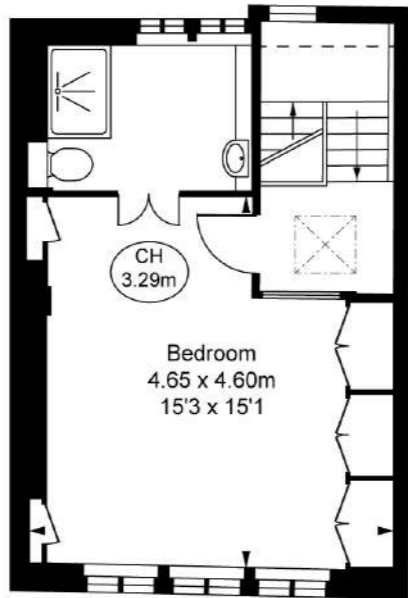
Living in Seven Dials



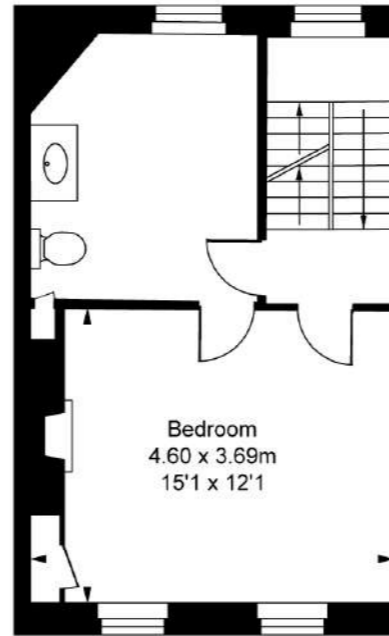
TRANSPORT

Transport connections are excellent. Covent Garden, Leicester Square and Tottenham Court Road stations are all within easy walking distance, whilst the Elizabeth Line provides swift access across London and beyond.

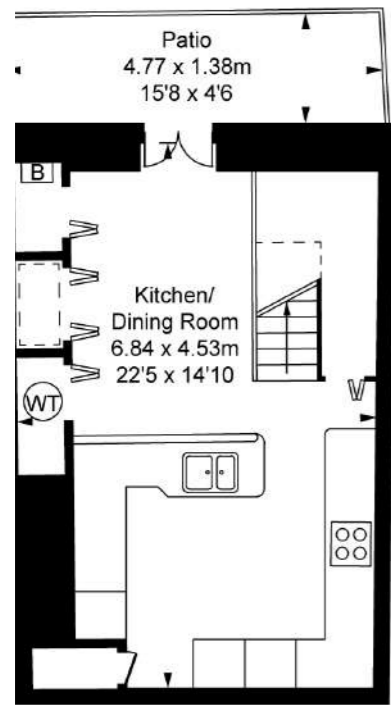
Mercer Street, WC2H
 Approximate Gross Internal Area
 57.49 sq m / 1,695 sq ft
 (Including restricted height
 under 1.5m [- - - -])
 (CH = Ceiling Heights)



Third Floor
 Approximate Gross Internal Area
 30.68 sq m / 330 sq ft

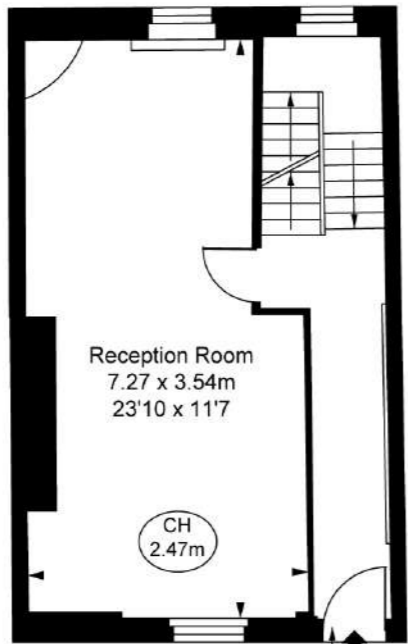


Second Floor
 Approximate Gross Internal Area
 32.28 sq m / 347 sq ft



Blue Book.

Approximate Gross Internal Area
 29.43 sq m / 317 sq ft



Ground Floor
 Approximate Gross Internal Area
 32.99 sq m / 355 sq ft

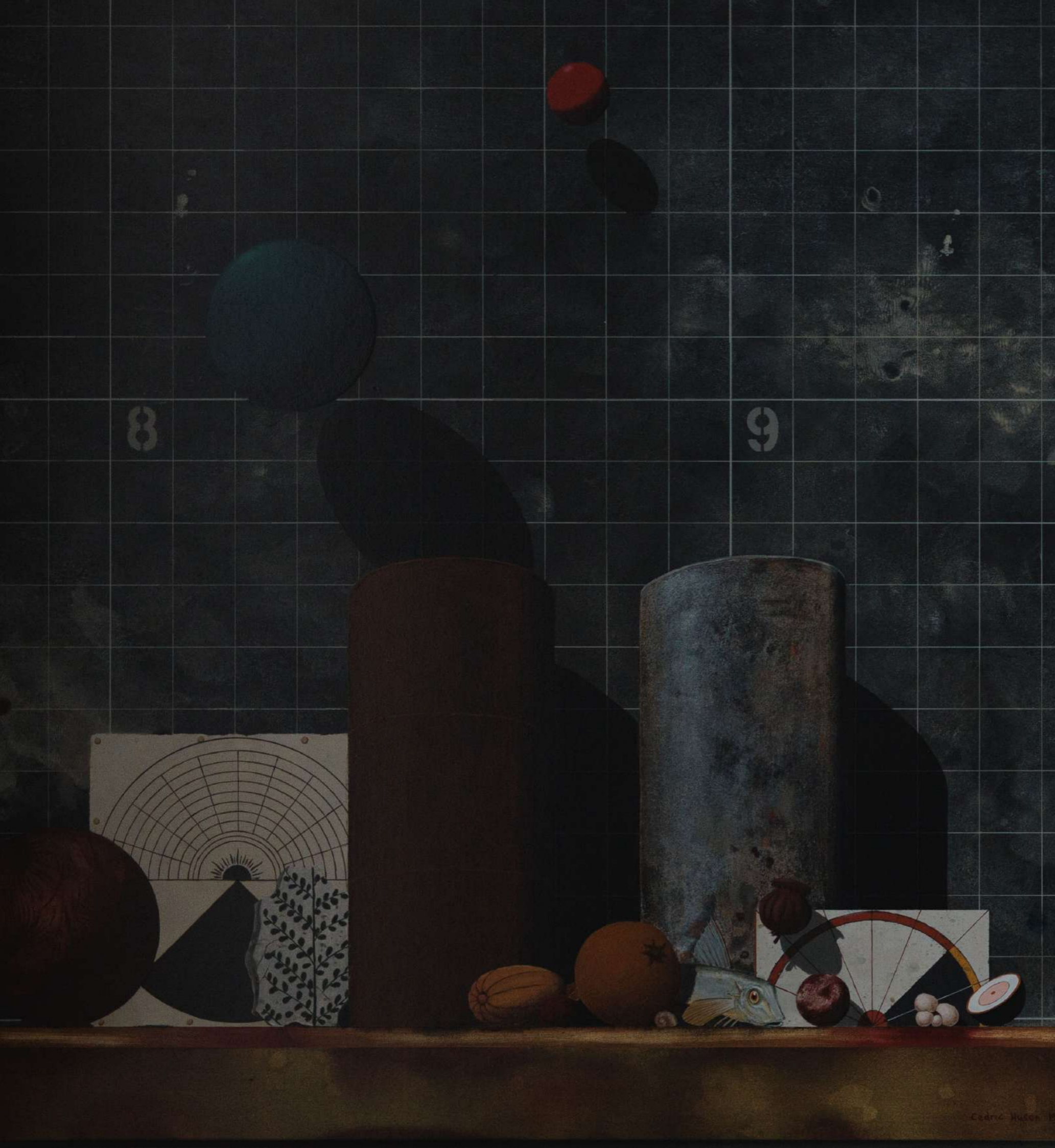


First Floor
 Approximate Gross Internal Area
 32.11 sq m / 346 sq ft



This plan is not to a given scale. A detailed layout plan to scale for valuation is available on request. All measurements and areas are within 1% tolerance and have been prepared in accordance with industry standards as defined in the RICS Code of Measuring Practice
 © Fulham Performance





PROPERTY INFORMATION

Tenure: Freehold

Listing: Grade II

Services: Mains electricity, water, drainage and gas

Fixtures and Fittings: Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, garden ornaments are specifically excluded but may be available by separate negotiation.

Local Authorities: London Borough of Camden council
Council Tax Band: Band H

Postcode: WC2H 9QR

What3Words: ///school.slurs.modes

Viewings: All viewings must be made strictly by appointment only through the vendors agents.

IMPORTANT NOTICE

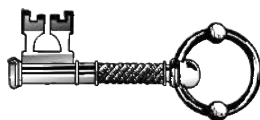
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