



LDG
THE WEST END SPECIALISTS

THE TWO CHAIRMAN

LONDON SW1Y



£2,700,000

subject to contract

A rare opportunity to purchase a grade II listed freehold public house moments from Trafalgar Square. Set over six floors, this attractive period gem is steeped in history and is offered in good condition with the option of vacant possession. Our client has gained planning permission to turn the premises into either a private member's club or a single residential dwelling. Licensed freehold buildings within the West End are seldom available and this opportunity allows a discerning buyer to create a unique residential home or a commercially viable member's club.

For clarification purposes we would advise purchasers that these particulars were prepared in good faith to give a general description of the property. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Measurements are for guidance purposes and if such details importance, purchasers must make their own enquiries.

TERMS

TENURE: Freehold

COMMUNITY CHARGE: TBC

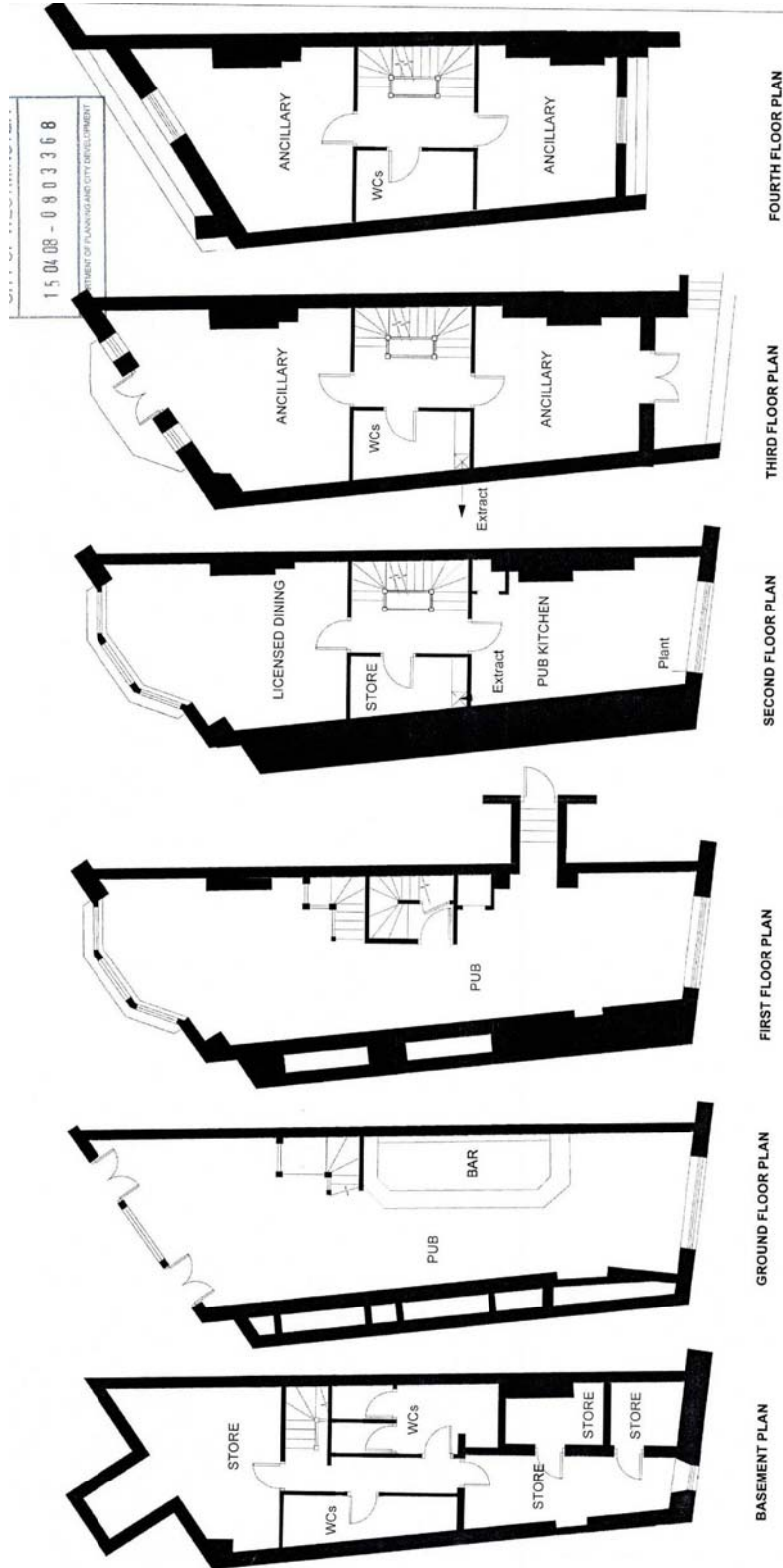
PRICE: **£2,700,000** Subject To Contract

For a viewing call owner's agents:-

LDG 020 7580 1010

www.ldg.co.uk

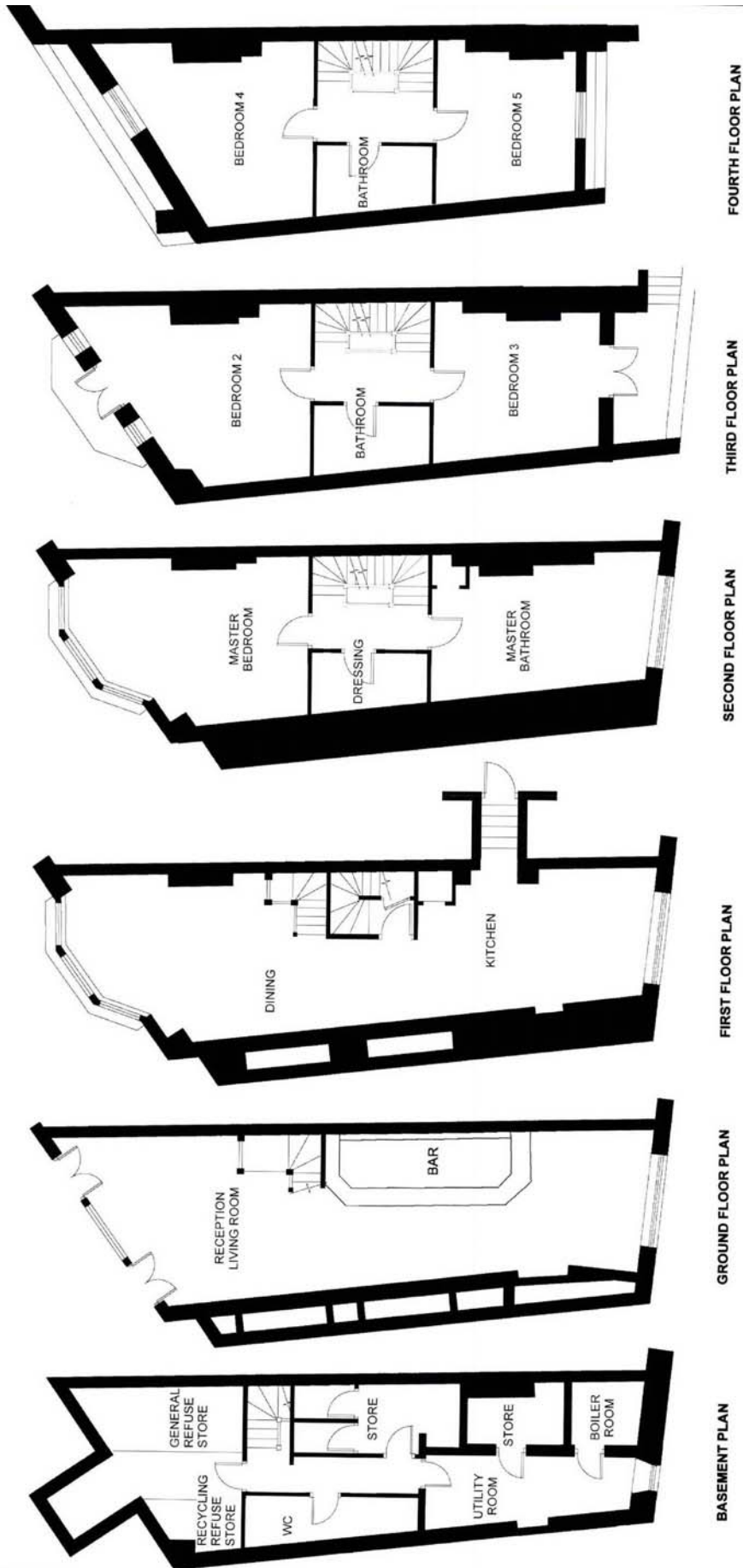
Current Layout



	SQ FT	SQ MTRS
4TH FLOOR	491	45.61
3RD FLOOR	541	50.26
2ND FLOOR	571	53.05
1ST FLOOR	587	54.53
GROUND	581	53.97
BASEMENT	570	52.95
TOTAL	3341	310.38

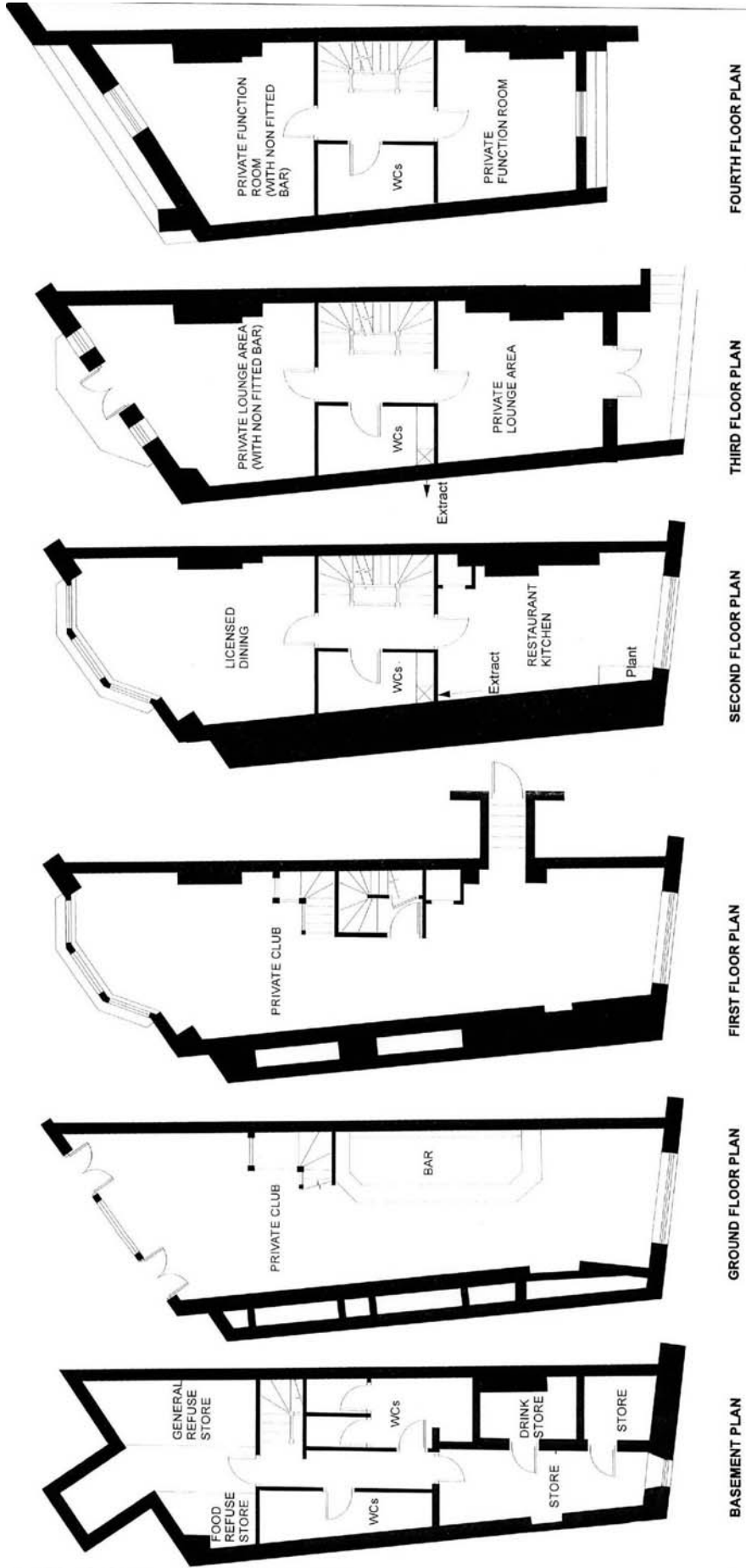
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Proposed Residential Layout



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Proposed Commercial Layout



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