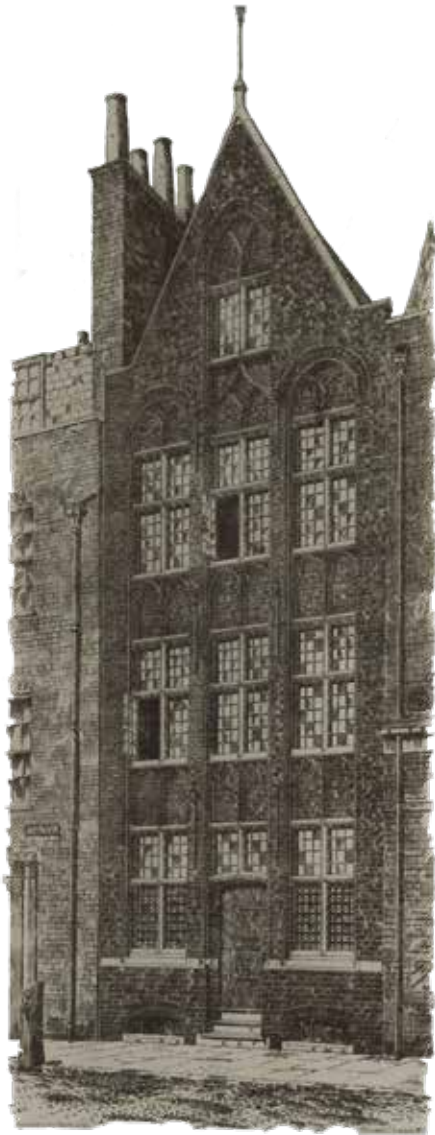






# 3 STAR YARD

— LONDON WC2 —



3 Star Yard is a property of considerable local interest. It was designed by the notable Victorian architect WF Unsworth, with a number of listed buildings to his name, and is particularly distinctive for the ornate panels of blind tracery. It is an excellent example of the small-scale commercial buildings that appeared in late nineteenth century London, designed as free, lively variants of Flemish, Gothic and Jacobean styles.

The property was originally designed and built as a warehouse in 1884, a use it facilitated until 2014 when award winning developer Marldon completed a comprehensive refurbishment. Further cosmetic work and servicing has taken place in 2019 resulting in a beautifully presented, flexible house of great character and charm.

A grand reception hall welcomes you into the house, where a bespoke oak staircase and alcantara lined passenger lift facilitates easy access to each floor. A spacious room to the rear of the house offers flexibility as a conveniently positioned home office, reception room or double bedroom.

Two double bedrooms, each with their own en-suite bath or shower room are located on the first floor, both adorned with a generous allocation of bespoke wardrobes.

The top two floors of the house feature extensive and flowing entertaining space, accentuated by part double-height ceilings in the drawing room and kitchen, encompassing the striking gallery above. A Lutron system with lighting design by John Cullen allows for a multitude of ambient scenes to suit every occasion.

For more informal entertaining, take the lift to the lower ground floor where a media room with bespoke joinery and a 5.1 surround sound system will bring films and sporting events to life. There is also a further double bedroom/home gym, luxurious shower room and utility room complete with an under-counter fridge, sink, and dishwasher.

An atrium floods the rear of the property with natural light, creating a striking design feature, as well as offering over 200 sq ft of terracing across a number of the principal rooms.

### Summary of Accommodation

- Grade II listed outbuilding held on separate long lease
- 3 Double Bedrooms
- 4th Double Bedroom / Home Office
- Drawing Room
- Kitchen / Dining Room
- Gallery
- Media Room
- En-suite Bathroom
- En-Suite Shower Room
- 2 Shower Rooms
- Guest Cloakroom
- Utility Room
- 3 Balconies
- Terrace







## SPECIFICATION

The house features extensive bespoke joinery, all created in Marldon's London workshop. Modern technology, comfort and convenience are built in as standard with air-conditioning throughout. Every principal room has discreet in-ceiling speakers for central sound distribution, as well as category 5 data-points for networked high speed internet access.

## RECEPTIONS

- White oiled oak floor
- Luxury Crucial Trading Moloko Arctic 100% Wool carpet to the gallery
- Bespoke walnut joinery
- Bespoke oversized or pocket doors
- Recessed Bowers & Wilkins ceiling speakers to all principle areas
- Farrow & Ball paint throughout

## KITCHEN

- White oiled oak floor
- Bespoke kitchen with lacquered fascias, doors and drawers and accent lighting

- Silestone Blanco Maple Pulido worktop
- Full height glass splashback
- Siemens multi-function oven
- Siemens combination microwave oven
- Siemens warming drawer
- Siemens induction hob and extractor hood
- Siemens integrated dishwasher
- Blanco stainless steel sink and tap with detachable head
- Polished walnut slimline cupboard with recess above for television
- Recessed Bowers & Wilkins ceiling speakers

## BEDROOMS

- Luxury Crucial Trading Moloko Arctic 100% Wool carpet to master bedroom & bedroom 2
- White oiled oak floor to bedrooms 3 & 4
- Bespoke wardrobes with walnut interiors to all bedrooms; oak interiors in lower ground floor bedroom
- Recessed Bowers & Wilkins ceiling speakers
- Farrow & Ball paint

## BATHROOMS & SHOWER ROOMS

- Wall mounted Duravit sanitaryware
- Double ended Bette steel bath with Oman limestone top to master en-suite
- Floating vanity unit with polished walnut interior and Oman limestone top to master en-suite
- CP Hart steel shower trays and Matki shower door to shower room
- Simpson pentagon curved steel shower tray and shower door to bedroom 2 en-suite
- Porcelain tiled walls and floors
- Hans Grohe taps, brassware & shower heads
- Bespoke polished walnut and painted cupboards and drawers to cloakroom
- Chrome heated towel rails
- Fitted wall mirrors
- Ardex, aquastrap and ditra waterproofing system
- 'Warmafloor' underfloor heating

## UTILITY ROOM

- Parapan faced floor and wall units
- Iceberg Corian worktop and sink
- Integrated Siemens dishwasher
- Siemens washing machine
- Siemens tumble dryer
- Tefcold drinks fridge



- Porcelain tiled floor
- 'Warmafloor' underfloor heating

#### **ELECTRICAL**

- Lighting design by John Cullen
- Forbes and Lomax dimmers, switches and socket plates
- Lutron programmable lighting to drawing room & kitchen
- Low energy lighting throughout
- Accent lighting to gallery

#### **JOINERY & FINISHES**

- New 54mm front door with original warehouse hinges
- Bespoke secondary glazing to front elevation
- New double glazed sash windows to side elevation
- Powder coated aluminium sliding and bi-fold doors to rear elevation
- Oak clad cut string staircase with wool carpet runner and low level lighting
- Bespoke low level polished walnut and painted cabinet to media room
- Bespoke polished walnut and painted a/c units to select rooms
- Polished walnut shelves to drawing room
- Bespoke polished walnut and painted sliding desk to gallery

- Bespoke oversized or pocket doors to principal rooms
- Walnut surround to lift
- Slatted airing cupboard
- Farrow and Ball painted skirtings and architraves

#### **HEATING & COOLING**

- Daikin heating & cooling air conditioning system throughout
- Natural Nuair fresh air whole house ventilation system
- Megaflo unvented hot water cylinder

#### **TECHNOLOGY & SECURITY**

- Alcantara lined four person lift serving lower ground to second floor
- Approved Banham locks
- Recording CCTV system with multiple cameras
- Ambush security alarm system with Redcare GSM
- Menvier 750 video intercom system
- Sonos music system
- Cat 5e data cabling to principal rooms
- Satellite dish and prewiring for Sky +
- Wiring for client supplied projector in media room ceiling

- Wiring for a fully integrated Panasonic telephone system
- Sensitive addressable and monitored Apollo fire detection system with Redcare GSM
- Domestic sprinkler system to second & third floor
- Redcare linked panic alarm button to master bedroom

#### **OUTSIDE**

- Grade II listed former 'pissoir' outbuilding located to the front of the property, held on a separate lease granted by The City of Westminster. Potential to be used as secure storage for bicycles, bin store, or a secret herb garden.
- Full height four storey atrium to rear with rendered and painted walls
- Atrium courtyard with Portland Stone floor to lower ground floor
- Evergreen and perennial planting
- External accent lighting
- Steel and glass balconies to ground, first and second floors
- Outside water tap to courtyard and balconies
- Wired vertical trellis







Lower Ground Floor



Ground Floor



**3 Star Yard, London, WC2A 2JL**

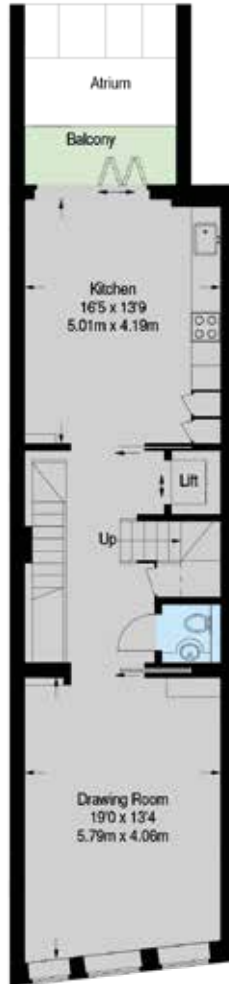
Approximate Gross Internal Area  
 (Excluding Reduced Headroom / Void /  
 Including Lift)  
 2937 sq ft / 273 sq m  
 Reduced Headroom = 54 sq ft / 5 sq m  
 Total = 2991 sq ft / 278 sq m

**Borough:** London Borough of Camden

**Tenure:** Freehold



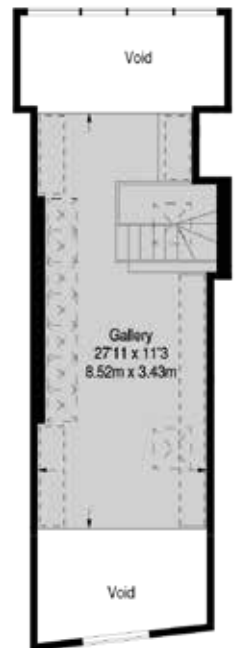
First Floor



Second Floor



Pissoir



Third Floor

## LOCATION

3 Star Yard is located on a quiet pedestrianised street directly behind The Royal Courts of Justice and just a few doors away from Ede and Ravenscroft, the royal warranted makers of legal robes and wigs. Bounded by City of Westminster to the west and City of London to the east, the property is perfectly positioned for all that Central London has to offer.

London's largest garden square, Lincoln's Inn Fields, is a short walk away and offers local residents the opportunity to relax and escape the stresses of the day. Three tennis courts and two netball courts are available and can be booked up to 7 days in advance.



### Approximate distances to popular destinations:

Lincoln's Inn Fields	200m
Chancery Lane Underground	300m
Fleet Street	300m
London School of Economics	500m
Covent Garden Piazza	900m
Blackfriars Station	900m
St Paul's Cathedral	1,000m
Leicester Square	1,400m
Trafalgar Square	1 mile
Bank of England	1.2 miles
Houses of Parliament	1.4 miles
Oxford Circus	1.5 miles



*Royal Courts of Justice*



*Tennis Courts at Lincoln's Inn Fields*



*Lincoln's Inn*



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[www.marldon.net](http://www.marldon.net)

[www.3StarYard.com](http://www.3StarYard.com)

Please note: These particulars are not considered to be a formal offer and are only intended to provide an overview of the property, 3 Star Yard. Although every care has been taken in the preparation of this brochure, it cannot be taken as a statement or representation of fact. Floor plans and dimensions are taken from architectural drawings and may vary during construction. Total areas provided are gross internal and calculated using the RICS measuring practice. Floor plans are not to scale. All distances measured are approximate. Sources: <http://walkit.com>, <http://maps.google.co.uk>. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



