*tavistock*bow

For Sale

## People Make Places

**North Mews, Bloomsbury WC1**

3 Bedrooms | 1819 sqft

£1,950,000

A substantial three bedroom penthouse extending to approximately 1,819 sq ft, being one of only two rooftop apartments created as part of Marldon's redevelopment of 10–12 North Mews in Bloomsbury, featuring vaulted living spaces, a mezzanine study, two generous balconies and secure gated car parking.

What you need to know

- Three Bedroom Penthouse
- Approximately 1,819 sq ft / 169 sq m
- Vaulted Double-Height Living Space
- Mezzanine Study Area
- Fourth Floor
- Two generous Private Balconies
- Gated Off-Street Parking
- Leasehold: Approx. 967 Years
- Service Charge: Approx. £6,550 per annum
- Ground Rent: £peppercorn

**Overview**

Quietly positioned on North Mews, this substantial three bedroom penthouse combines generous lateral proportions with impressive ceiling heights, excellent natural light and a private outlook across the surrounding rooftops of Bloomsbury.

The building was originally developed by Marldon in the 1990s, when the former office accommodation was transformed into a collection of 14 apartments. The upper floor was extended to create two penthouses, including Flat 14, with its distinctive curved roofline giving the apartment much of its individual architectural character.

The principal living space is undoubtedly the centrepiece. Arranged on an impressive scale, it features a vaulted double-height ceiling, high-level rooflights and large floor to ceiling windows arranged along one side, allowing fantastic natural light to move through the room throughout the day.  A generous private balcony runs alongside the living space, creating a strong connection to the outside and an elevated outlook over the neighbouring rooftops.

Pale timber flooring and simple, understated finishes keep the emphasis on the proportions and sense of volume, with the dining area incorporated into the main reception room and a separate contemporary kitchen flowing naturally from it, separated when required by an ingenious sliding bookcase. The main hallway connects all rooms throughout the apartment, which again features vast ceiling heights with numerous roof lights, as well as a mezzanine space which adds another useful dimension to the apartment, either as a study area or snug.

There are three well-proportioned bedrooms, including a generous principal bedroom with an en-suite bathroom, dressing area and direct access to a balcony overlooking the mews. A second bathroom serves the remaining bedrooms and guests, while fitted storage provides plenty of practical space.

Secure gated off-street parking is another particularly valuable feature in such a central location, while the building further benefits from lift access. North Mews sits in a particularly appealing corner of central London, positioned between Bloomsbury, Clerkenwell and Holborn.

Nearby Lamb's Conduit Street has a relaxed, village-like atmosphere, with a strong mix of independent shops, including contemporary menswear names such as Folk and Oliver Spencer, numerous pubs and cafés, the Bloomsbury branch of La Fromagerie and restaurants including Noble Rot and local institution Ciao Bella.

The British Museum is within walking distance, while Clerkenwell and Exmouth Market are easily reached to the east, bringing an excellent mix of restaurants, pubs, design businesses and independent shops. Chancery Lane Underground station is close by for Central line services into the City, with nearby buses providing straightforward connections towards Oxford Circus and Piccadilly. Farringdon also offers Elizabeth line services across London and out to Heathrow, with Thameslink trains offering direct links to Gatwick and the South Coast.

To the north, King's Cross offers Granary Square, Coal Drops Yard and Regent's Canal, while Covent Garden, Soho and the wider West End are all within comfortable walking distance.

# People Make Places

London is a collection of inspiring urban villages and one of the most exciting places in the world to live, work & play.

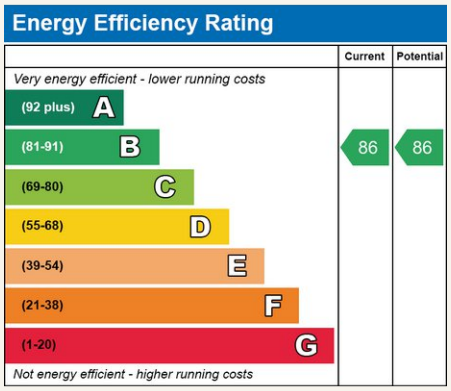
We work with both property owners and their occupiers, sharing the story of these vibrant neighbourhoods, conveying the unique soul & energy to future custodians, the people who'll keep them buzzing.

And unlike many real estate businesses we're not just about buildings, because streets & buildings don't make a neighbourhood.

We're about building relationships, because **people make places**.

MISINTERPRITATION ACT [COPYRIGHT] DISCLAIMER: Tavistock Bow Ltd for themselves and for the vendor(s) of this property whose agents thy are, given notice that: 1. These particulars do not constitute, not constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. 3. Any intending purchaser or lessee must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither Tavistock Bow Ltd nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. Finance Act 1989; Unless otherwise stated all prices and rents are quote exclusive of VAT. Property Misrepresentation Act 1991; These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.

Follow us: @tavistockbow




**North Mews, WC1**

Approximate Gross Internal Area 169 sqm/ 1819 sq ft

Excluding External Balconies of 26 sqm/ 280 sq ft

1 Living/ Dining
8.78 x 5.52M
28'10" x 18'1"

2 Kitchen
3.28 x 2.85M
10'9" x 9'4"

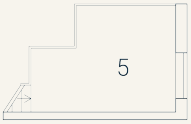
3 Hall
6.90 x 3.45M
22'8" x 11'4"

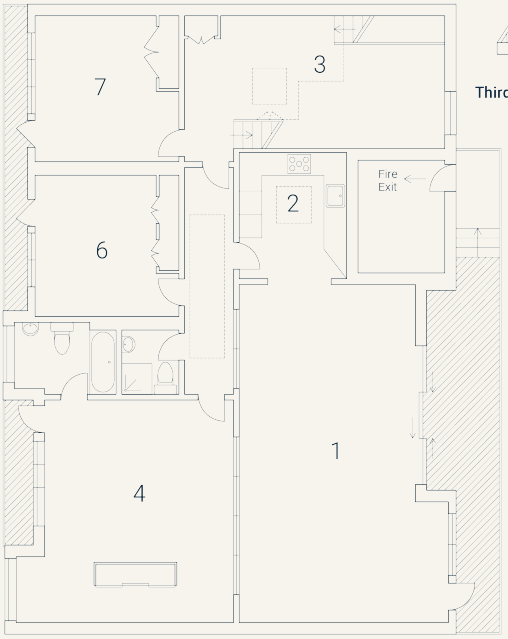
4 Bedroom
5.78 x 5.76M
19' x 18'11"

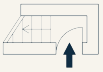
5 Mezzanine
3.84 x 2.76M
12'7" x 9'1"

6 Bedroom
3.78 x 3.67M
12'5" x 12'

7 Bedroom
3.81 x 3.79M
12'6" x 12'5"



Third Floor Entrance

Fourth Floor

Floorplan produced for Tavistock Bow. Illustration for identification purposes only and not to scale. All measurements are approximate and not to be relied upon.

**tavistock**bow

21 New Row, Covent Garden,
London, WC2N 4LE

t: 020 7477 2177
e: hello@tavistockbow.com
w: tavistockbow.com

**North Mews, Bloomsbury WC1**