

THE MODERN HOUSE



Red Lion Street, London WC1
£2,300,000 Freehold

Wheatsheaf Yard

This fantastic former coach house is situated just off Red Lion Street, at the end of a mews once known as Wheatsheaf Yard, in the Bloomsbury Conservation Area. It represents a rare and exciting opportunity for the development of a freehold home in the heart of central London and currently has planning permission for conversion to a 2,000 sq ft, three-bedroom house designed by David Kohn Architects.

The Tour

Wheatsheaf Yard was originally connected to one of the houses on Red Lion Square, serving as a stable and coach house, with the upper floors used as workshop spaces. Since the early 20th century, the property has been used as a studio and residence for artists, including the renowned sculptor Esmond Burton, as well as a photography studio and a silversmith's workshop.

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A shared passageway leads from Red Lion Street to a cobbled courtyard at the foot of the building. The existing building has a façade of painted brick and a high proportion of glazing. Entrance is via a front door at ground level and at first-floor level, the latter accessed by a steel staircase.

The house is currently arranged over three levels, with an open studio on the ground floor containing a brick fireplace and coach doors that open onto the courtyard. A dramatic living space occupies the first floor, with vaulted ceilings and a mezzanine level at one end. Steps at the front lead up to the second floor, currently used as a bedroom and overlooking the void of the living space.

The designs by David Kohn Architects have sought to honour the building's original use as a stable/workshop. The existing architectural language has, in turn, informed the design and use of materials. The approved proposal includes a front elevation of contemporary glazing and a replacement of the existing steel staircase with a glass-enclosed version that serves the interior. A renewed cobbled courtyard would allow for the parking of a vehicle while retaining an area for outdoor seating.

Internally, the spatial arrangement has been improved by the relocation of circulation and the recreation of double-height rooms and flexible spaces. Stable doors will open into the main double-height living and gallery space, with kitchen and dining beyond. The glazed staircase rises to a first-floor multifunctional studio space with a shower room and could be used by occupants as a studio, library, study space or, indeed, a third bedroom.

The glazed staircase continues upstairs to the private quarters of the second floor. The roof space will contain the two en suite bedrooms, making use of the full-width windows. From the main suite's dressing room, a small staircase will lead to a private third-floor room, providing space for quiet relaxation and with access to a private roof terrace.

The Area

Red Lion Street is superbly situated just north of Lincoln Inn Fields, east of the West End and close to the colleges and institutes of University of London. The brilliant Lambs Conduit Street is a few minutes' walk away, offering an eclectic strip of independent boutiques, pubs and restaurants and a creative food cooperative in The People's Supermarket. The Brunswick Centre, just to the north, has a variety of shops, a Curzon cinema and a large Waitrose supermarket. The restaurants and bars of Clerkenwell, Exmouth Market, Covent Garden and Soho are all within walking distance. The British Museum is also a five-minute walk away.

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The nearest public transport links are Holborn (three minutes away, Central Line), Russell Square (Piccadilly Line) and King's Cross (Circle, Hammersmith & City, Metropolitan, Northern, Piccadilly and Victoria Lines, and National Rail services) is easily reached to the north. International rail travel is available from the Eurostar terminal at St Pancras, a 12-minute walk away.

Council Tax Band: G



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About

The Modern House is an estate agency that helps people live in more thoughtful and beautiful ways. We believe in design as a powerful force for good. Inspired by the principles of modernism, we represent design-led homes across the UK which celebrate light, space and a truth to materials. Esquire credits The Modern House with “rewriting the rulebook on estate agency” and GQ voted us “one of the best things in the world”.