



Nathan K Real Estate

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REAL ESTATE
#NOTPROPERTYFINDER



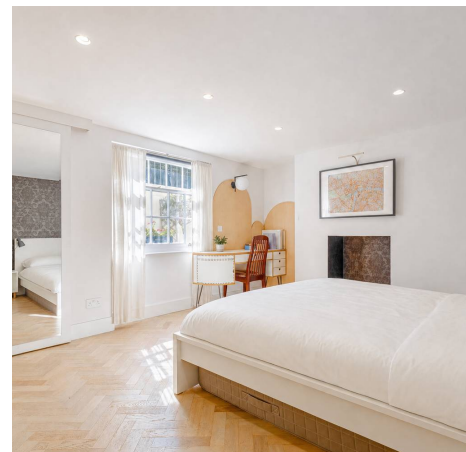
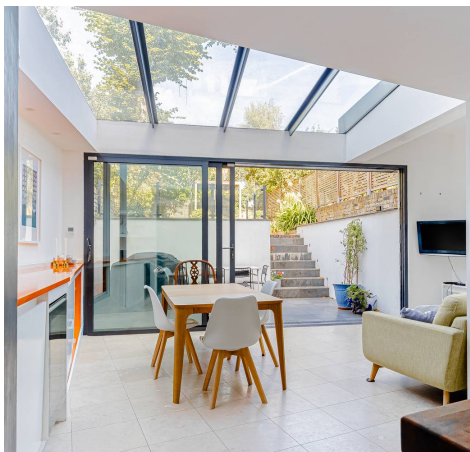
30 Lloyd Baker Street

London

A wonderfully individual and substantial period home extending to approximately 1,830 sq ft, set on the highly sought-after Lloyd Baker Street and offering an exceptional 40ft private garden, a genuine rarity for such a central London location. Arranged over four levels, the house combines attractive period character with thoughtfully designed contemporary additions. The ground floor provides two elegant reception spaces, currently arranged as a separate reception room and dining room, with high ceilings, original fireplaces, sash windows and an abundance of natural light.

The lower ground floor forms the heart of the home. A superb 25ft kitchen and dining space opens through extensive glazing onto the patio and garden beyond, creating an impressive connection between the house and its outside space. A large double bedroom and bathroom are also positioned on this level, providing excellent flexibility for guests or family.

The first floor offers two further generous double bedrooms and a bathroom, while a separate utility room provides valuable additional practicality. Above, a private study creates an ideal home / working space away from the main living accommodation.



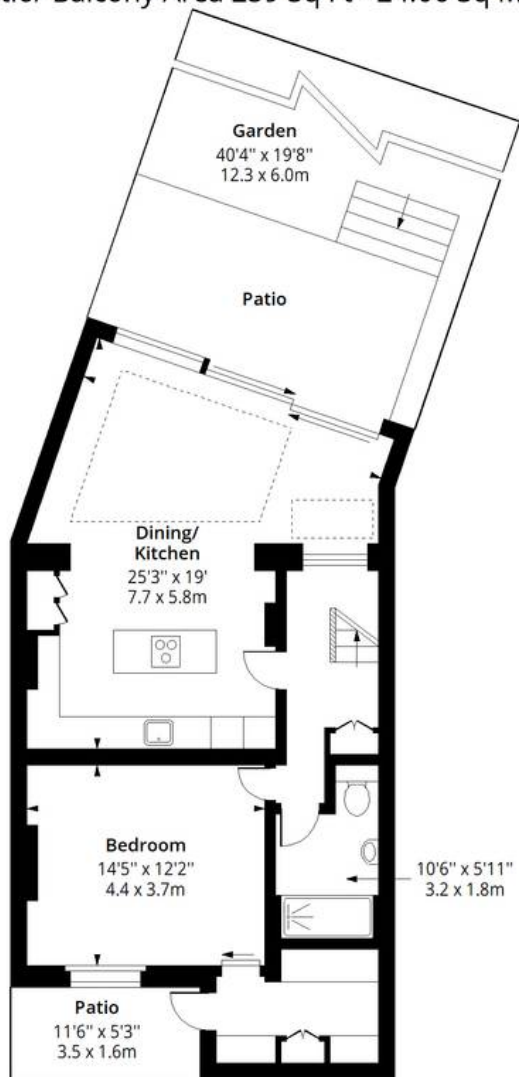
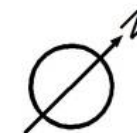
- Approx. 1,830 sq ft / 170 sq
- Exceptional 40ft private re
- Three generous double b

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Lloyd Baker Street WC1X

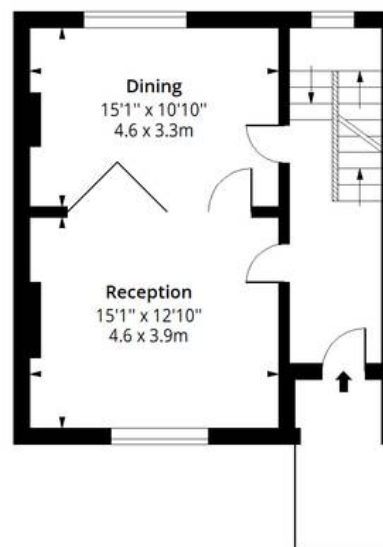
Approx. Gross Internal Area 1830 Sq Ft - 170.01 Sq M

Approx. Gross Patio/ Balcony Area 259 Sq Ft - 24.06 Sq M



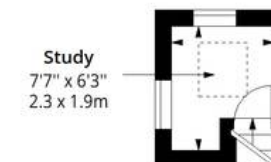
Lower Ground Floor

Floor Area 795 Sq Ft - 73.86 Sq M



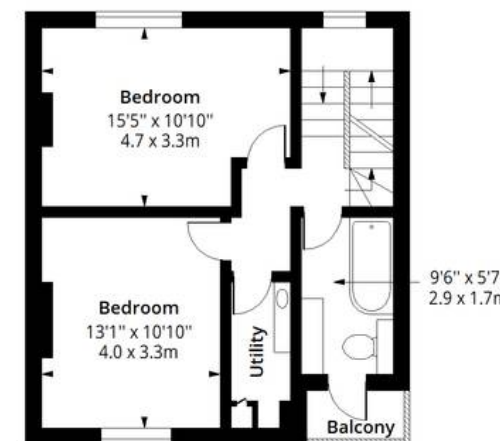
Ground Floor

Floor Area 493 Sq Ft - 45.80 Sq M



Raised First Floor

Floor Area 46 Sq Ft - 4.27 Sq M



First Floor

Floor Area 496 Sq Ft - 46.08 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.



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