



RUSSELL SIMPSON

Superlative lateral flat with
secure parking and beautiful
terrace overlooking Green
Park

ST JAMES'S PLACE,
ST JAMES'S SW1A

St James's Place

St James's SW1A

£8,600,000

BEDROOMS 3	INTERNAL 2,889 SQ FT 268 SQ M	OUTDOOR 187 SQ FT	COUNCIL Westminster
RECEPTION ROOMS 3		EPC C	COUNCIL TAX Band H
BATHROOMS 3	SERVICE CHARGE £64,000 pa	TENURE Share of Freehold 994 years	





The Property



Exceptional flat in a prestigious building with communal garden on a historic street in St James's

Entering the flat on the fourth floor, the front hall leads into an impressive reception room with wooden floors and a wide window overlooking Green Park. Next door is another attractive reception room, and both these spaces have French doors opening onto the balcony.

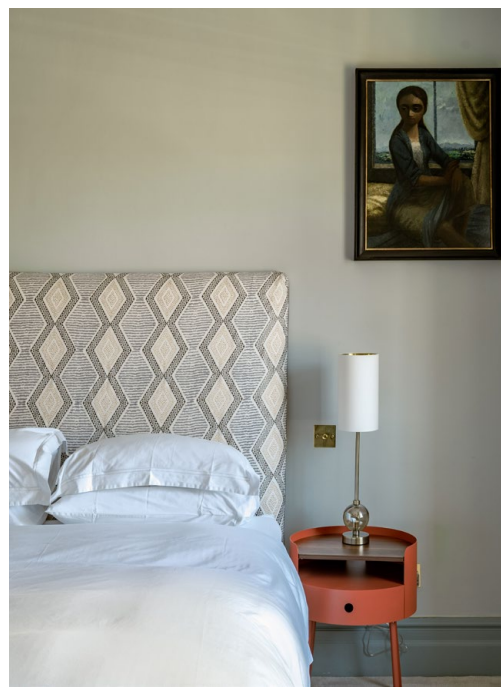
The kitchen has a central island breakfast bar and an informal dining area. Meanwhile, the hallway offers a guest WC, a utility room and further storage space.





The Bedrooms

The flat also features three bedrooms. The principal bedroom includes a dressing room and an ensuite bathroom with a bath. The other two bedrooms are also ensuite and also feature considerable wardrobe space.



The Design

The interiors blend classical and contemporary details to create a timeless setting. Large windows and well-proportioned rooms add to the brightness, while the lateral layout creates versatile and convenient spaces.





Outdoor Spaces

The flat includes a terrace with spectacular views and enough space for outdoor dining.

Residents have two underground parking places and access to a communal garden beside Green Park. This sought-after building also has a lift and 24-hour porter.

The Neighbourhood

St James's Place is one of the most historic streets in London. Over the years it has been occupied by writers, explorers, aristocrats and politicians, as well as the childhood home of Winston Churchill.

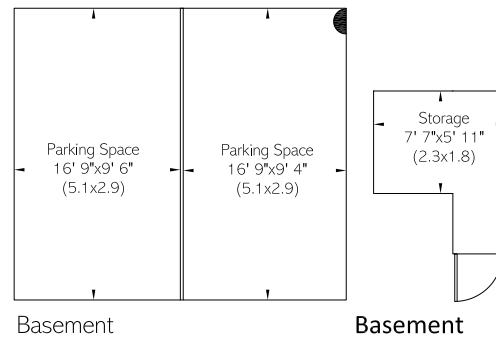
From here, the restaurants and shops of Mayfair are close, and so too the members' clubs of St James's. Furthermore, the open spaces of Green Park and Hyde Park are within easy reach, while the theatres of the West End are a short walk away.



2,888 SQ FT / 268 SQ M

187 SQ FT / 17 SQ M

319 SQ FT / 30 SQ M



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