

# DUKE OF YORK STREET

ST JAMES'S • SW1Y





# AMES HOUSE

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***A stunning, newly refurbished four  
bedroom flat situated just off the beautiful  
St James's Square***

Open plan reception/dining room

Kitchen

Master bedroom suite

3 further ensuite double bedrooms

Study

Guest WC

Plant room

Lift

Porter

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Green Park tube station 0.4 miles  
Piccadilly Circus tube station 0.2 miles  
(All distances are approximate)

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.







# AMES HOUSE

A beautifully presented four bedroom, duplex apartment located within a luxury development in the heart of St James's.

Spread across two floors this newly refurbished spacious property features a 61 ft long, open plan reception/dining room and separate kitchen with integrated Gaggenau appliances.

The flat further includes three double ensuite bedrooms, plant room and guest WC all situated on the third floor whilst the impressive master bedroom suite and study are positioned on the fourth floor. The modern apartment also provides private direct lift access and a Porter/Concierge service.

## SITUATION

Many of London's finest and most illustrious establishments are situated within St James's. With a quintessentially British charm and heritage stretching back over four centuries this area offers the finest craftsmanship, elite brands and unparalleled commitment to quality, luxury and style.

Situated on Duke of York Street just off St James's Square, Ames House benefits from a rare and peaceful location whilst being exceptionally located for the restaurants and private members clubs of the West End.

## TERMS

**Tenure:** Leasehold

**Guide Price:** Price on application

## Approximate Gross Internal Floor Area 325 sq.m./3,505 sq.ft.

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