

FIRST TIME ON THE MARKET FOR 26 YEARS

# ST. JAMES'S PLACE

ST. JAMES'S SW1



A RARE AND DELIGHTFUL GRADE II LISTED  
FOUR-BEDROOM FREEHOLD TOWN HOUSE OF  
3,176 SQ.FT. QUIETLY LOCATED OFF ST JAMES'S  
STREET IN THE HEART OF ST JAMES'S, ONE OF THE  
FEW REMAINING HOUSES IN ST. JAMES'S WITH  
A WORKING GAS LAMP AT THE FRONT





ST. JAMES'S PLACE WAS FIRST DEVELOPED IN 1694 AND DESCRIBED IN 1720 AS A "GOOD STREET ... WHICH RECEIVETH A FRESH AIR OUT OF THE PARK AND INHABITED BY GENTRY".

TODAY ITS MOST WELL KNOWN BUILDINGS ARE SPENCER HOUSE (COMMISSIONED BY THE 1st EARL SPENCER IN 1756) DUKES HOTEL AND THE STAFFORD HOTEL.

No.44 St James's Place is a Grade II listed 4 bedroom townhouse originally built c1685 with early C19th additions and with the original staircase in a large part still intact. No.44 is located on the southern side, a few doors down from St James's Street, with the benefit of a pedestrian pathway leading directly into Green Park.





## ACCOMMODATION AND AMENITIES

- L-Shaped Drawing Room ■ Reception Room
- 2 Studies ■ Fitted Kitchen / Dining Room
- Principal Bedroom with Dressing Room and Bathroom
- 3 Further Bedrooms with Bathroom and Shower Room
  - Guest Cloakroom ■ Additional Shower Room
  - Utility Room ■ Plant Room

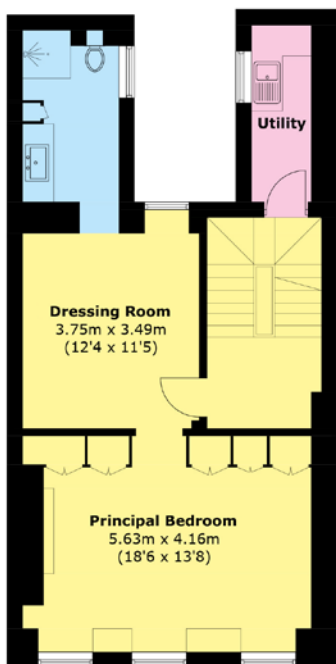
## LOCATION

Located in the St James's Park Conservation Area, St James's Place is a gentle walk away from Green Park plus the private clubs, retail and restaurant scene of St. James's and Jermyn Street.

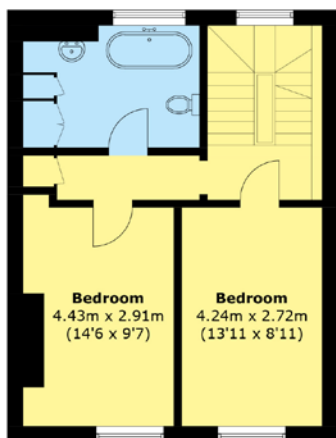
Green Park underground station gives easy access to Canary Wharf and Heathrow.



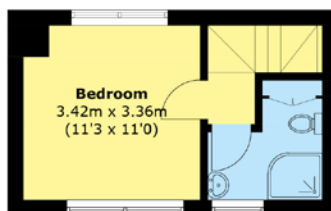
TOTAL AREA (APPROX.): 295.1 SQ. M (3,176.2 SQ. FT)



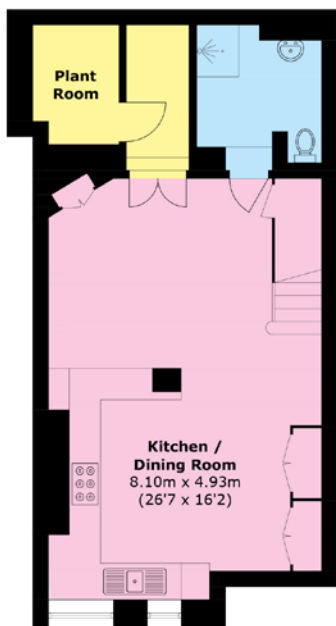
SECOND FLOOR



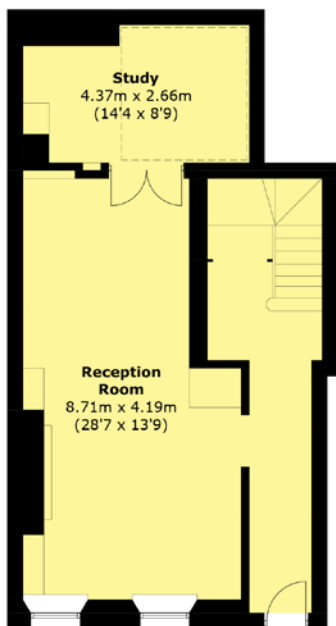
THIRD FLOOR



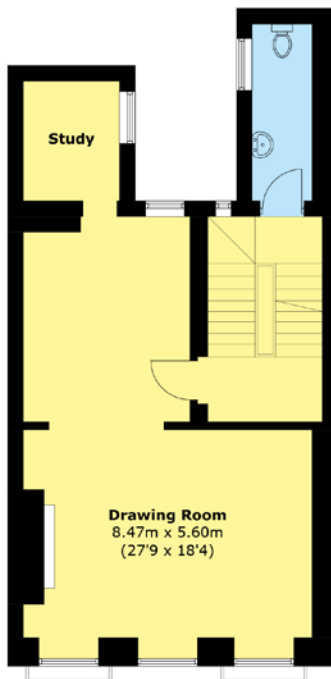
FOURTH FLOOR



LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



FREEHOLD  
ASKING PRICE £5,200,000

SOLE AGENT



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