



GREATER LONDON COUNCIL
SIR
ROBERT
WALPOLE
1676-1745
Prime Minister
and his son
HORACE WALPOLE
1717-1797
Connoisseur and
Man of Letters
lived here

PENTHOUSE · THE WALPOLE

ST JAMES'S SW1



THE WALPOLE IS A PRESTIGIOUS DEVELOPMENT OF TWO PERIOD TOWNHOUSES ADJACENT TO THE RITZ AND WAS ONCE OCCUPIED BY SIR ROBERT WALPOLE WHO IS CONSIDERED THE FIRST PRIME MINISTER AND SERVED HIS TERM IN POWER BETWEEN 1721-1742.

The building benefits from a 24-hour concierge and lift access. Located on Arlington Street which has been home to princes, Prime Ministers, and impresarios ever since King Charles II gifted the plot to Henry Bennett, 1st Earl of Arlington.

An immaculately presented triplex penthouse over the 5th, 6th and 7th floors measuring 3,073 sq. ft internally with 1,376 sq. ft. of terraces.



Sir Robert Walpole, 1st Earl of Orford, 1676-1745,
British statesman, the first Prime Minister of Great Britain





ON THE SIXTH FLOOR, THERE IS A 47' WIDE RECEPTION ROOM COMPRISING THE OPEN-PLAN KITCHEN, RECEPTION ROOM AND DINING AREA WHICH ALSO LEADS OUT ONTO A PRIVATE BREAKFAST TERRACE.

The apartment provides lift access directly to both the fifth and sixth floors. The three bedrooms are located on the fifth floor, which has a large entrance hall finished with marble flooring and showcasing the impressive bespoke staircase which wraps around a double height Swarovski Crystal chandelier.

The reception room has floor to ceiling windows allowing an abundance of natural light and is finished with marble flooring throughout.

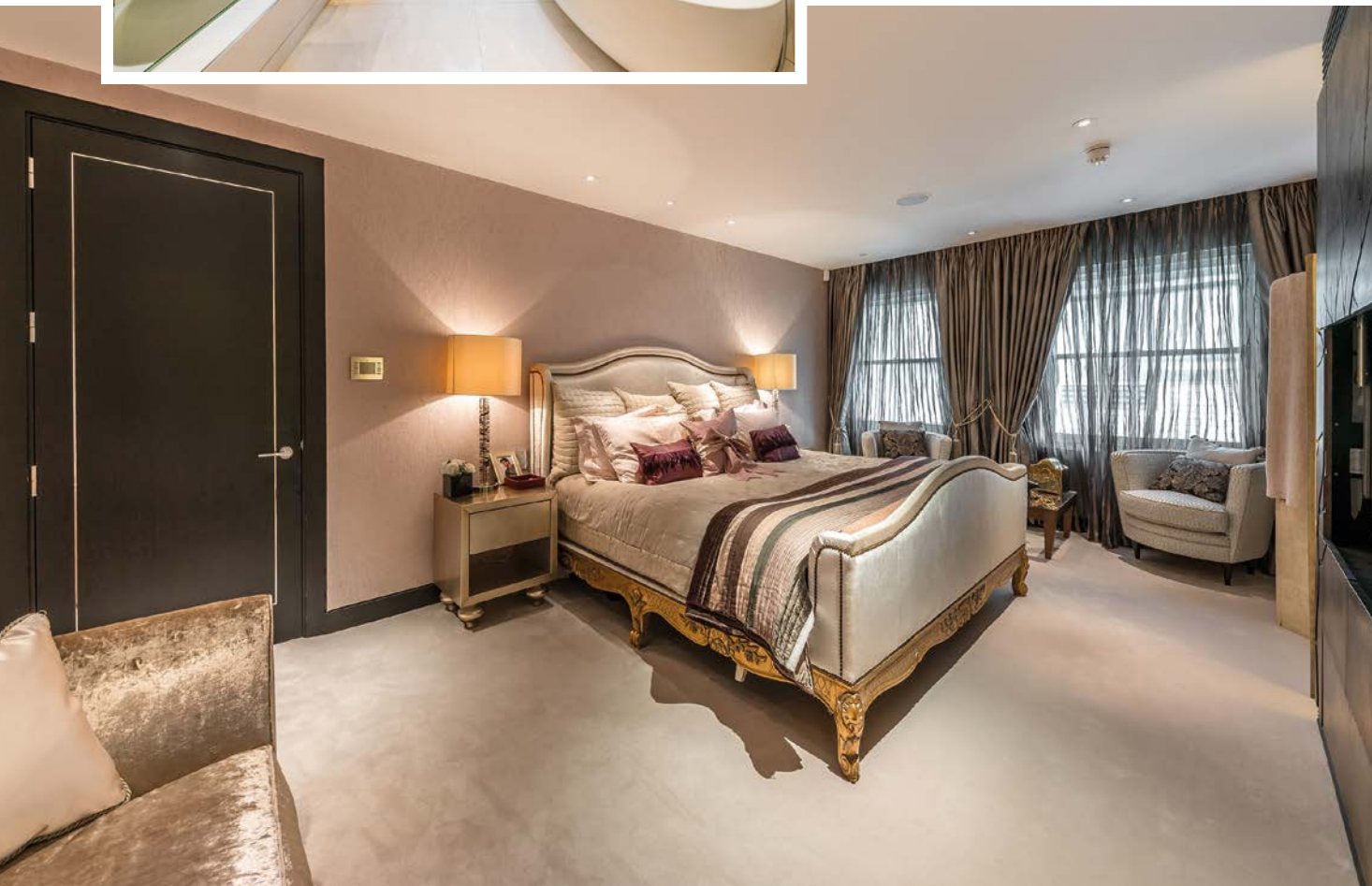
The open-plan kitchen was designed and finished by Boffi with Gaggenau appliances including full height wine cooler, integrated coffee machine and a Quooker tap. There is also a separate WC.





THE PRINCIPAL SUITE HAS BESPOKE JOINERY WITH WALK-IN DRESSING ROOM AND LARGE EN SUITE BATHROOM BENEFITING FROM A WALK-IN SHOWER AND SINGLE-PIECE FREESTANDING BATH.

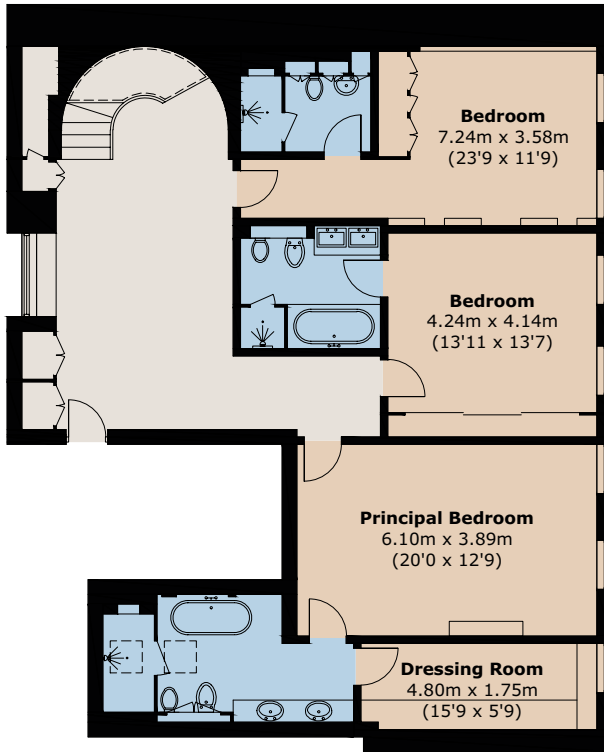
Both the second and third bedrooms have bespoke built-in wardrobes and en suite bathrooms.



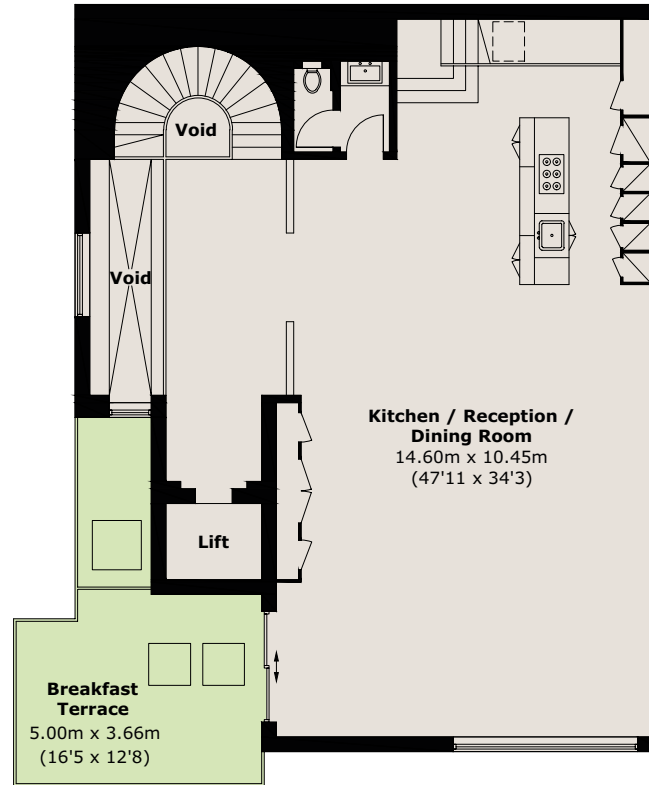


THE OVERALL SHOWPIECE OF THE PROPERTY IS ITS 1,376 SQ.FT. PRIVATE ROOF TERRACE OCCUPYING THE SEVENTH FLOOR IN ITS ENTIRETY AND PROVIDING UNRIVALLED VIEWS OVER LONDON'S ICONIC SKYLINE. THE TERRACE HAS A HOT TUB, BOTH FORMAL AND CASUAL SEATING AND A LARGE CATERING ISLAND WITH INTEGRATED SINK AND BBQ.

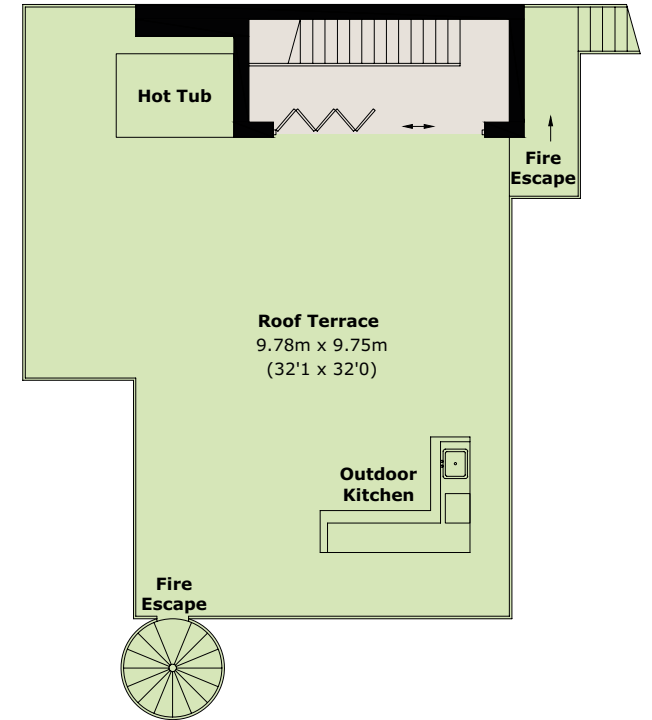
TOTAL AREA (APPROX.): 285.5 SQ. M (3,073.1 SQ. FT) (EXCLUDING LIFT) **TERRACE AREA (APPROX.):** 127.9 SQ. M (1,376.7 SQ. FT)



FIFTH FLOOR



SIXTH FLOOR



SEVENTH FLOOR

PRICE - £15,500,000

SERVICE CHARGE - APPROXIMATELY £57,850 PER ANNUM

TENURE - LEASEHOLD, APPROXIMATELY 988 YEARS REMAINING

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Viewing strictly by appointment
through owners sole selling agents



WETHERELL
MAYFAIR'S FINEST PROPERTIES

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