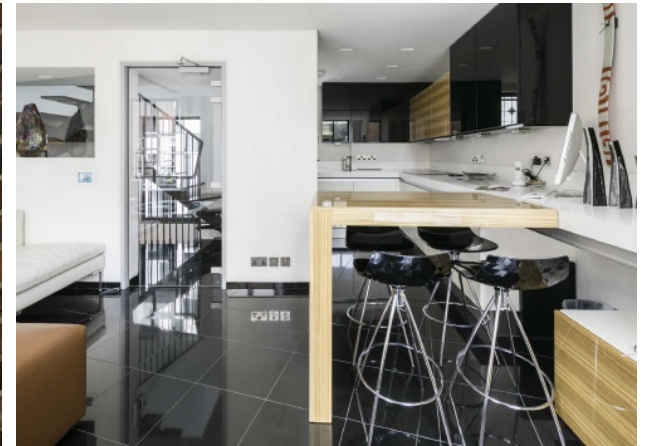


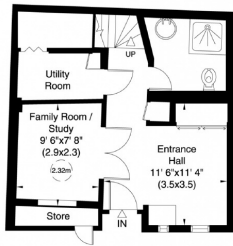


# CATHERINE WHEEL YARD

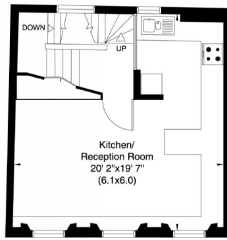
## MAYFAIR SW1A



A UNIQUE, MODERN MEWS HOUSE LOCATED ON THE SPENCER ESTATE IN A CHARMING COBBLED PRIVATE COURTYARD BETWEEN ST. JAMES'S STREET AND GREEN PARK.



Ground Floor

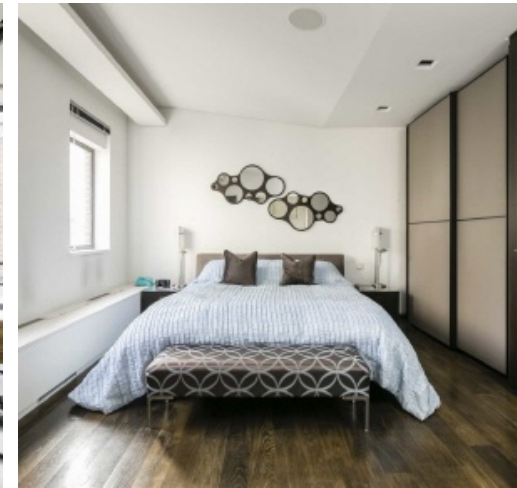


First Floor



Second Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).



Situated mere yards from St. James's Palace this delightful home has a contemporary feel with good volume throughout. Set over three floors and with an entirely South-facing aspect there is an abundance of natural light throughout with all principal rooms taking full advantage of the delightful views over Catherine Wheel Yard. The house also benefits from the exceptional level of security from the nearby Spencer House.

The large open plan Kitchen/Reception Room occupies the first floor and allows for comfortable entertaining, whilst the master bedroom sits on the top floor and benefits from an En-Suite Bathroom and private Balcony looking out onto the Mews.

In addition, the separate Study/Family room on the ground floor, can be easily transformed into a second guest bedroom. The property also has the added benefit of a shower-room situated on the ground floor.

Catherine Wheel Yard is a cobbled mews off Little St. James's Street and originally provided stabling for the large surrounding houses, named after a tavern in 1680 which once stood at the east end of the mews. Wonderfully located in one of central London's oldest districts Catherine Wheel Yard is only moments from the RAC members club and surrounding michelin starred restaurants.

#### FEATURES

- Principal Bedroom with En-Suite Bathroom
- Private Balcony
- Family Room/Study
- Utility Room
- Second Shower room located downstairs
- Contemporary Fixtures, Fittings and Furnishings

Price: £1,700 Per week

We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their working order. Energy Rating: D



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