



**WETHERELL**  
MAYFAIR'S FINEST PROPERTIES



## ST. JAMES'S PLACE, SW1A

£1,450,000

A well presented two bedroom duplex apartment of 1040 sq ft located in the heart of St. James's.

Quietly located in St James's Place yet in the heart of St James's, this two bedroom apartment set over the ground and lower ground floor offers discreet but central living with London's art hub, Michelin star restaurants and boutique retailers on your doorstep.

The ground floor has a smart entrance, off the hallway is a large 18 ft wide reception room with 3 large sash windows allowing an abundance of natural light. The principal bedroom has built in wardrobes and an en suite bathroom. The second bedroom has built in wardrobes and an en suite shower room. There is also a separate WC. The lower ground floor has a fully fitted kitchen and a large dining room/reception room, plus an enclosed storage area.

The property is also set between the vast green spaces of St James's Park and Green Park and moments from St James's Square.

ST JAMES'S IS HOME TO MANY OF LONDON'S MOST PRESTIGIOUS ESTABLISHMENTS, RESTAURANTS AND OTHER AMENITIES. THE NEAREST UNDERGROUND STATIONS ARE PICCADILLY CIRCUS AND GREEN PARK TUBE STATION.



## FEATURES

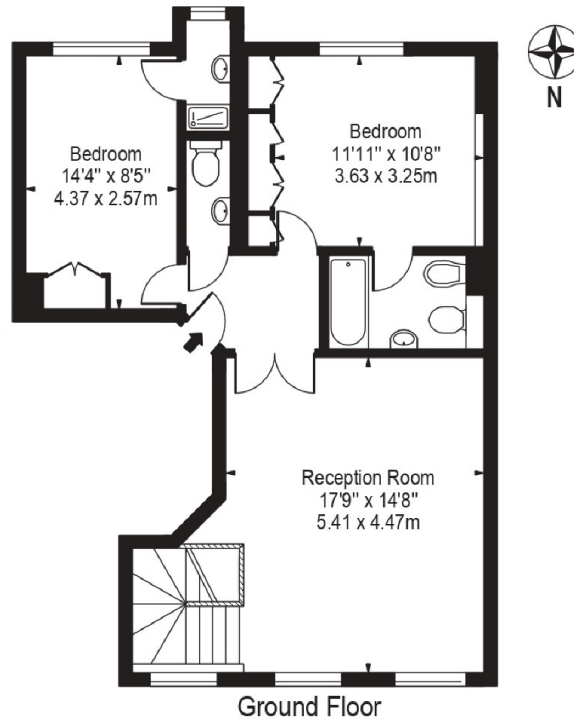
- Two Bedrooms • Two Bathrooms • Reception Room • Dining Room • Long Lease • Prime St. James's Location •



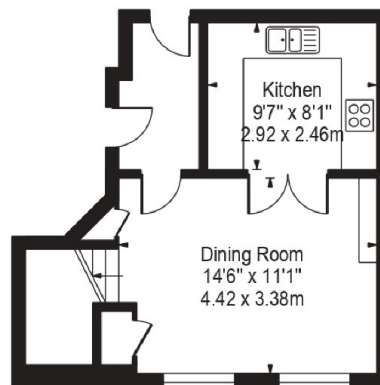
# ST. JAMES'S PLACE, LONDON, SW1A

## Essex Court, St. James's Place

Approx. Gross Internal Area 1040 Sq Ft - 96.62 Sq M



Ground Floor



Lower Ground Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



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