



St. James's Street
St. James's, SW1A

CHESTERTONS





This truly unique four bedrooomed penthouse apartment is located just moments from the green open spaces of St. James's Park and Green Park offering over 3,000 sq. ft. of living and entertaining space with a stunning 750 sq. ft. private roof terrace.

The property has direct lift access to the fifth floor where you can find the substantial reception/ dining room with a turret style bay window overlooking St. James's Street. The whole property is flooded with natural light from the sizable sloping floor to ceiling skylights surrounding the building. The apartment also benefits from air conditioning throughout.

The principal bedroom 'arranged over the sixth floor' is generously proportioned with ample fitted storage and an en-suite bathroom housing a Jacuzzi style bath. Two double bedrooms and a staff/guest bedroom can be found on the fifth floor, one of which has an en-suite shower room.

The roof terrace offers spectacular views over St. James's and Westminster with a kitchenette ideal for hosting outdoor dinner parties. This unique building was designed by acclaimed modernist architect Rodney Gordon. 66 St. James's Street striking design makes it one of the location's most iconic buildings.

St. James's is one of London's most sought-after yet discreet addresses located just moments from the Ritz Hotel and Buckingham Palace. The property is surrounded by many world-famous eateries and private members clubs.

- Large Roof Terrace
- Private Lift
- Fantastic Location
- Duplex Apartment
- Refurbishment potential

Asking Price £6,150,000

Energy Efficiency Rating		Current	Potential
90-100	A		
81-89	B		
72-80	C		
63-71	D		
54-62	E	48	54
45-53	F		
35-44	G		

Not energy efficient - higher running costs

England, Scotland & Wales EU Directive 2002/91/EC

Tenure: Leasehold 162 years 11 months
Service Charge: £20,000 Plus £3,000 for private lift.
Ground Rent: Peppercorn
Local Authority: City Of Westminster
Council Tax Band: H

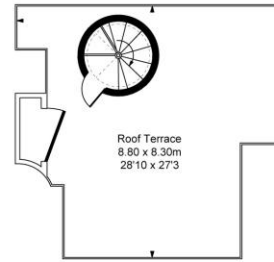
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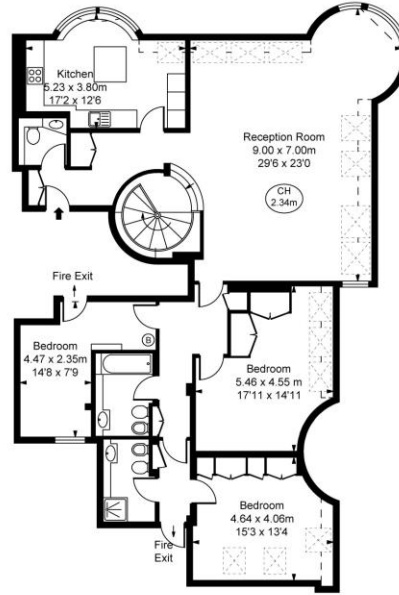
The Penthouse,
St James's Street, SW1A

Approximate Gross Internal Area
276.38 sq m / 2,975 sq ft
(Excluding Void)

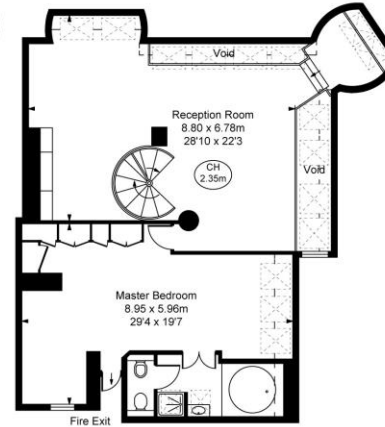
(Including restricted height
under 1.5m [= = =])
(CH = Ceiling Heights)



Seventh Floor
Approximate Gross Internal Area
4.04 sq m / 43 sq ft



Fifth Floor
Approximate Gross Internal Area
163.18 sq m / 1,756 sq ft



Sixth Floor
Approximate Gross Internal Area
109.16 sq m / 1,175 sq ft

This plan is not to scale. It is for guidance and not for valuation purposes.
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.
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