



1 Catherine Place, St James' Park
London SW1E

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LONDON

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£3,000 Per Week

Stunning 3 bedroom duplex penthouse apartment available to rent in this bespoke modest development just a stone's throw from Buckingham Palace. The property offers an abundance of natural light and high ceilings throughout and measures at a generous size of 2178 Sq.Ft (202 Sq.M) which is split over 2 floors. Entering the property on the 4th floor there is an impressive entrance hall with tiled flooring, there are 2 double bedrooms both with en-suite bathrooms and ample fitted wardrobes, the master bedroom suite offers a walk in wardrobe area and a luxury en-suite bathroom with free standing bath and walk in shower. Then via the beautifully crafted solid walnut sweeping staircase is the 5th floor where there is large dual aspect reception room and a contemporary open plan HACKER kitchen with integrated appliances with a marble top breakfast bar. Further benefits include a separate well-appointed utility room, an exquisite guest WC and access to a wrap around private decked terrace area.

Residents of 1 Catherine Place will benefit from secure bicycle storage, video entry and lift access to the sole apartment (only 1 apartment per floor). Catherine Place is extremely well located to the transport links of St James's Park, Victoria and Westminster which are all within walking distance. You are surrounded by an array of iconic London attractions such as Big Ben, The Houses Of Parliament, 2 royal parks and Her Majesty The Queen's Palace. A variety of retail stores, the Cardinal Place Shopping Centre and an abundance of amenities including a Little Waitrose, Marks & Spencer's, a Curzon Cinema and following on from the extensive regeneration of Victoria street a selection of many new restaurants which include Harry's Victoria, M Victoria and The Ivy. ** please note that furniture will differ to that in the images and these images are staged for marketing purposes.

Minimum Tenancy 12 Months
Deposit 6 weeks
Council Tax Band H (London Borough of Westminster)
EPC D (63)

- Stunning Brand New 3 Bedroom Duplex Penthouse Apartment
- 4th & 5th Floor (Lift)
- Exclusive Boutique Development
- Open Plan Reception & Luxury Integrated Kitchen
- 3 E-Suite Bathrooms and Further Guest WC
- Large Private Terrace
- Available For Immediate Occupation
- Close to Local Amenities Including Shops, Restaurants & Transport Links
- Walking Distance to St James' Park and Victoria Station



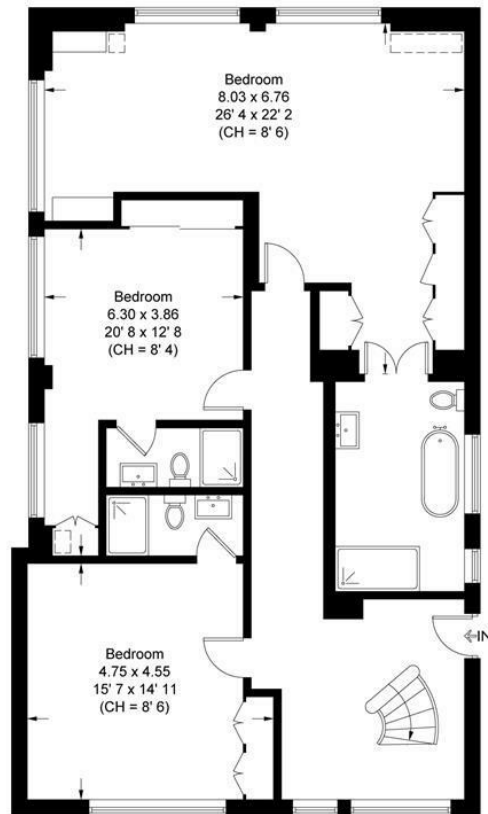
EPC certificate available on request.

Catherine Place

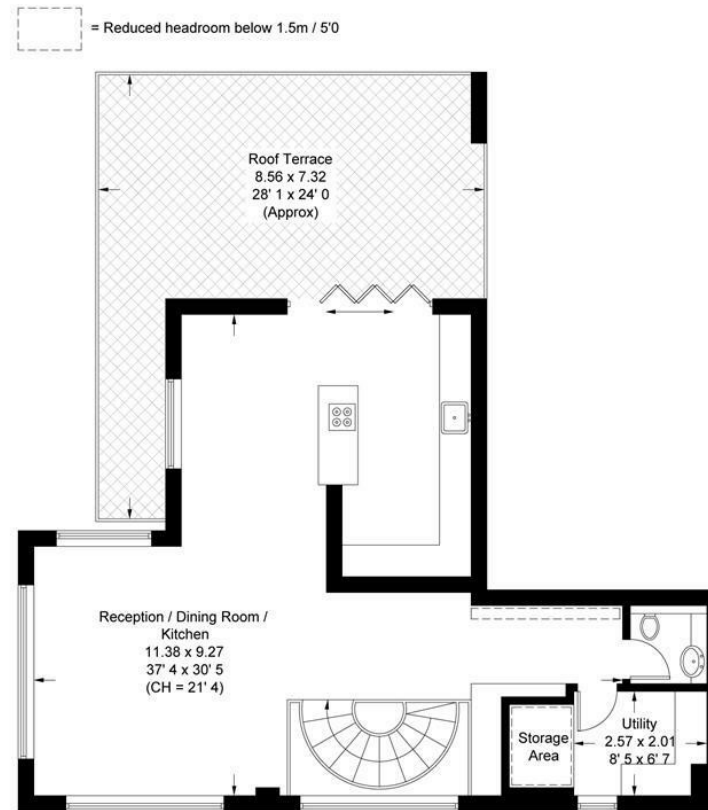
Approximate Gross Internal Area = 2178 sq ft / 202.3 sq m
(Excluding Reduced Headroom)

Reduced Headroom = 32 sq ft / 3 sq m

Total = 2210 sq ft / 205.3 sq m



Fourth Floor
1322 sq ft / 122.8 sq m
(Including Reduced Headroom)



Fifth Floor
888 sq ft / 82.5 sq m
(Including Reduced Headroom)

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

