

The Penthouse

ST. JAMES'S SW1A

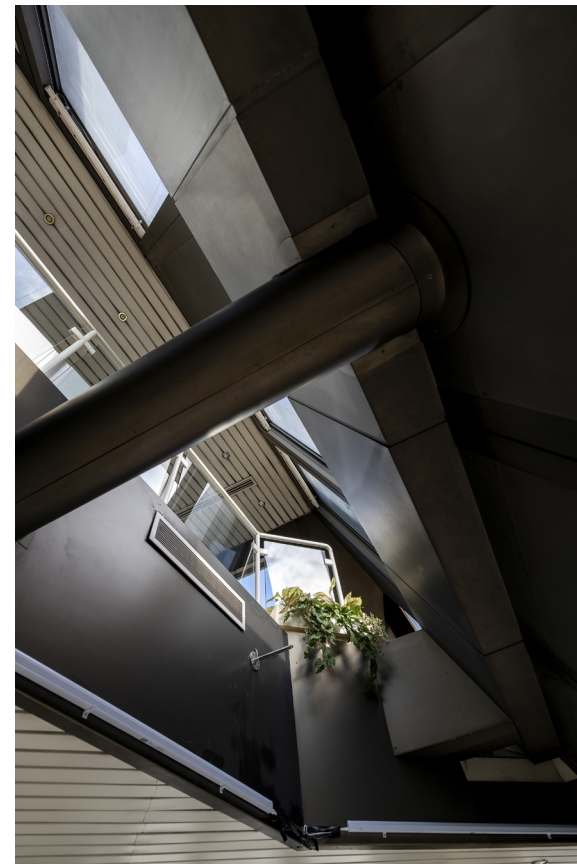


This truly unique four bedroomed penthouse apartment is located just moments from the green open spaces of St. James's Park and Green Park offering over 3000 Sqft of living and entertaining space with a stunning 750 sqft private roof terrace.





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.

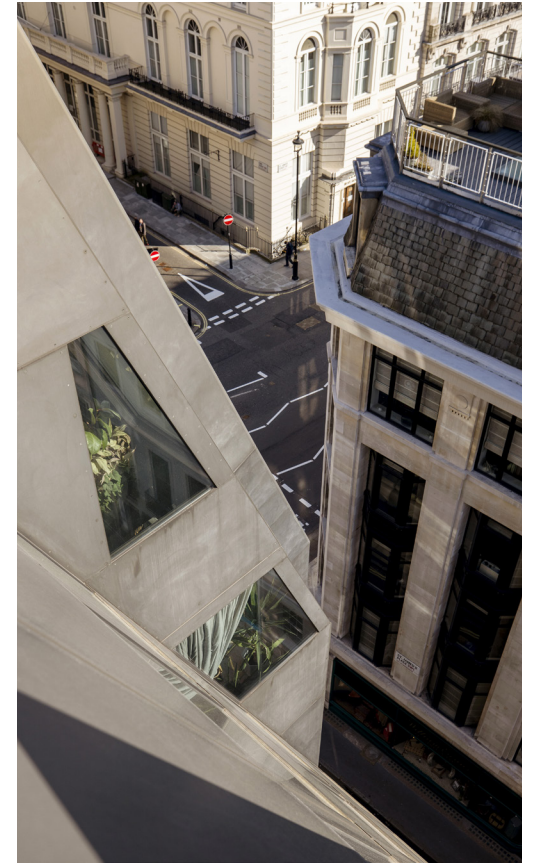






The principal bedroom arranged over the sixth floor is generously proportioned with ample fitted storage and an en suite bathroom housing a Jacuzzi style bath. Two double bedrooms and a staff/guest bedroom can be found on the fifth floor, one of which has an en suite shower room.





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's striking design makes it one of the location's most iconic buildings.



Tenure

Leasehold circa 162 years remaining

Price

Guide price £6,150,000

Local Authority

City Of Westminster

EPC

D

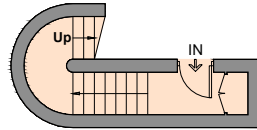
Service Charge

£27,317.18

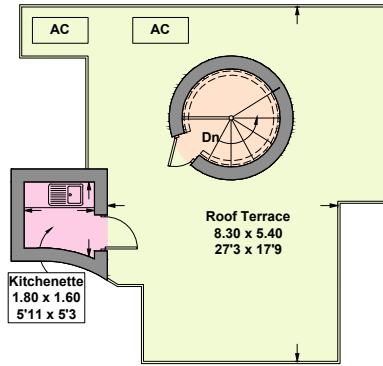
Ground Rent

Peppercorn

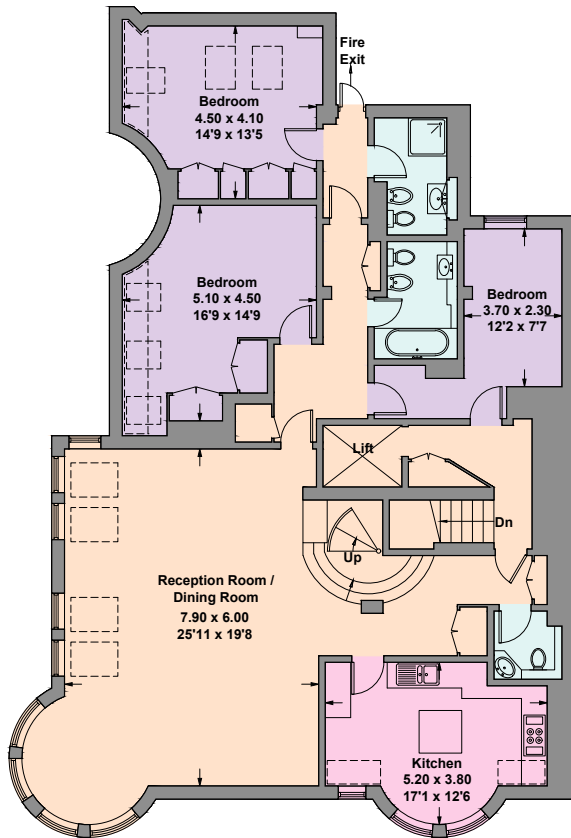
☐ = Reduced head height below 1.5m



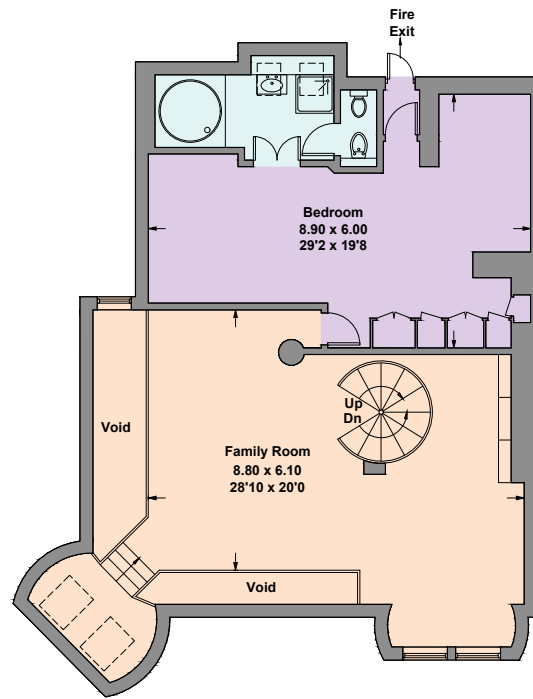
Fourth Floor



Seventh Floor



Fifth Floor



Sixth Floor



Approximate
Floor Area

301.0 sq m
3234 sq ft

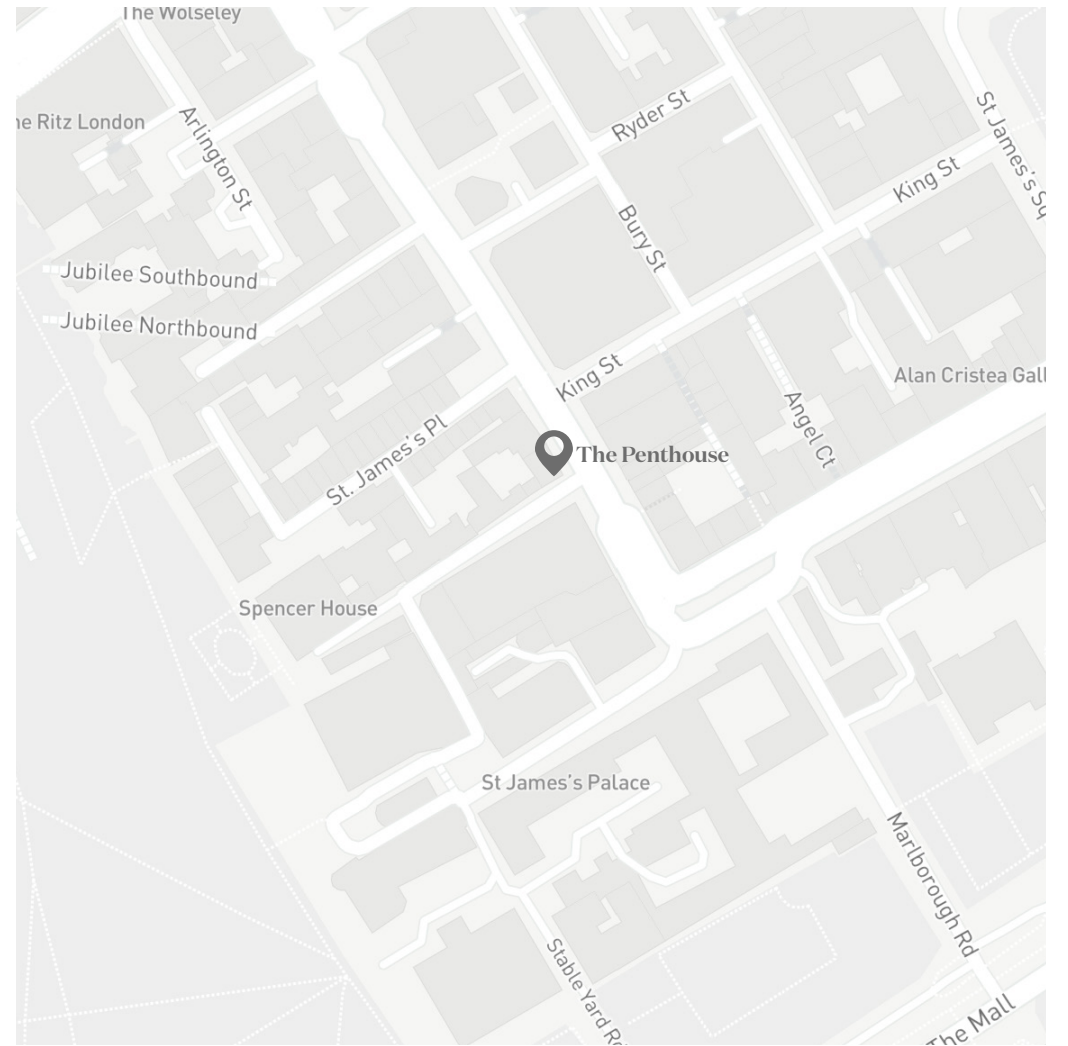
(Including lift / excluding voids)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID704615)



Location

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 member's clubs. An array of designer retailers can be found along Old Bond Street and New Bond Street. Green Park Station is the nearest tube.





Knight Frank
Mayfair
120a Mount Street
London W1K 3NN
[knightfrank.co.uk](https://www.knightfrank.co.uk)

We would be delighted to tell you more.

Alastair Nicholson
+44 20 7647 6612
alastair.nicholson@knightfrank.com



Connecting people & property, perfectly.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term "partner" when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address. KF-201021-02GG-B

Chesterton Global Ltd trading as Chestertons for themselves and for the vendor of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Chestertons or the vendor, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement or representation of fact, (iv) any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Chestertons or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property. Wide angle lenses may be used. ©Copyright Chestertons | Chesterton Global Ltd | Registered Office 40 Connaught Street, Hyde Park, London W2 2AB Registered Company Number 05334580.