

Whitehall Court, St. James's,
London **SW1A**



A lateral two bedroom apartment for sale

Situated on the fourth floor with lift access, this lateral apartment of 818 sq ft was refurbished by the current owners in 2021. The apartment is finished in a contemporary style with wooden flooring throughout and a balcony with views over Whitehall Court and the Old War Office. The reception room boasts a beautiful feature fireplace and high ceilings which are framed by ornate cornicing. There is a separate kitchen fitted with modern appliances and ample storage. There are two bedrooms; a generous principle bedroom, and a second bedroom currently laid out as a study, with a mezzanine level with a comfortable, spacious double bed. The bathroom has a contemporary finish and benefits from a bath with fitted shower.



Guide price: £1,395,000

Tenure: Leasehold: approximately 151 years remaining

Service charge: £10,472.92 per annum, reviewed every year, next review due 2025

Ground rent: Peppercorn

Local authority: City of Westminster

Council tax band: F



Additional Information

The building has 24hr portage, and residents also benefit from membership to the 'Farmers' Club', an exclusive members' club based in Whitehall Court.

Steeped in history, Whitehall Court was home to the British Secret Intelligence Service until the end of World War I, and has since housed various associations including the United Nations and the National Liberal Club.

We have been informed of some fire safety matters that applicants should be aware of when considering this property. Further information will be provided.

Location

Located on Embankment, just south of Trafalgar Square and opposite the landmark London Eye on the river, Whitehall Court benefits from outstanding local transport links, with easy access to neighbouring Mayfair and Covent Garden, and quick links to the City and Canary Wharf.

The property is perfectly placed for the many attractions of the West End, including The Royal Opera House, Theatres, the National Portrait Gallery, the Covent Garden Piazza and the Southbank Arts Centre for the Royal Festival Hall and the National Theatre.

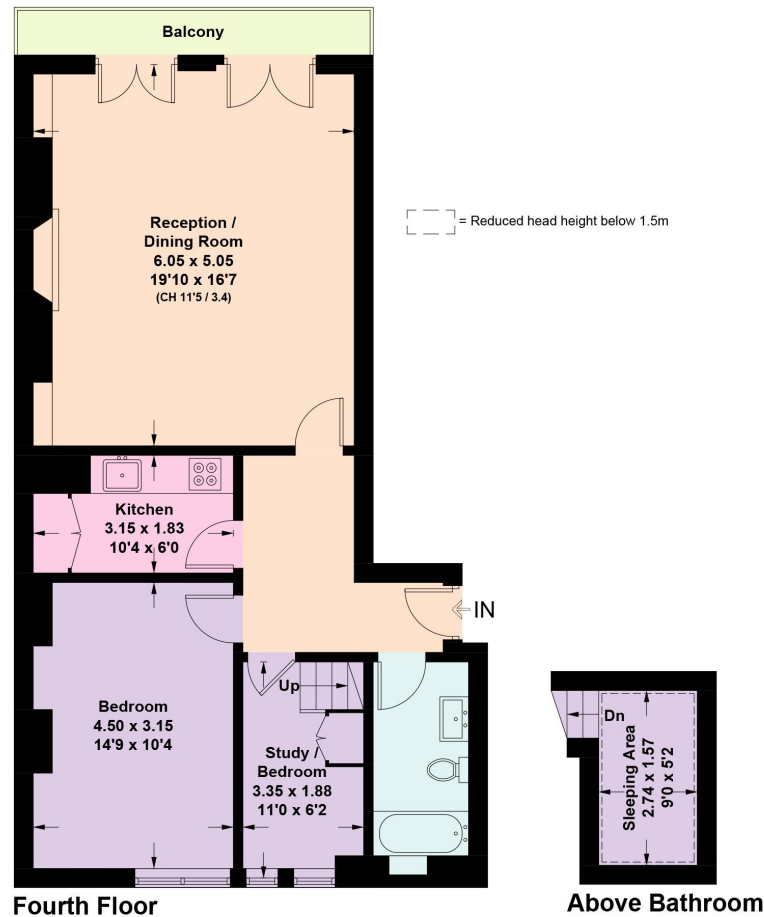
Adjacent to Whitehall Court is the 5• Corinthia Hotel with luxury facilities including the ESPA spa and pool. St. James's Park is a 5 minute walk, leading to Green Park and Hyde Park.





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Approximate Floor Area = 76.0 sq m / 818 sq ft
Including Limited Use Area (4.7 sq m / 50 sq ft)



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.
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