



## ST.JAMES'S PLACE

St. James's SW1A



# A THREE BEDROOM LATERAL APARTMENT WITH ROOF TERRACE

This three-bedroom lateral apartment with roof terrace is set in one of the most iconic addresses in St. James's. It is on the fourth floor of a popular St. James's Place building and offers stunning and direct views west over Green Park.



Local Authority: City of Westminster

Council Tax band: H

Tenure: Share of freehold plus leasehold, approximately 994 years remaining

Ground rent: Peppercorn

Service charge: £64,000 per annum, reviewed every year, next review due 2025

**Guide Price: £9,950,000**



## SPECTACULAR VIEWS OVER GREEN PARK

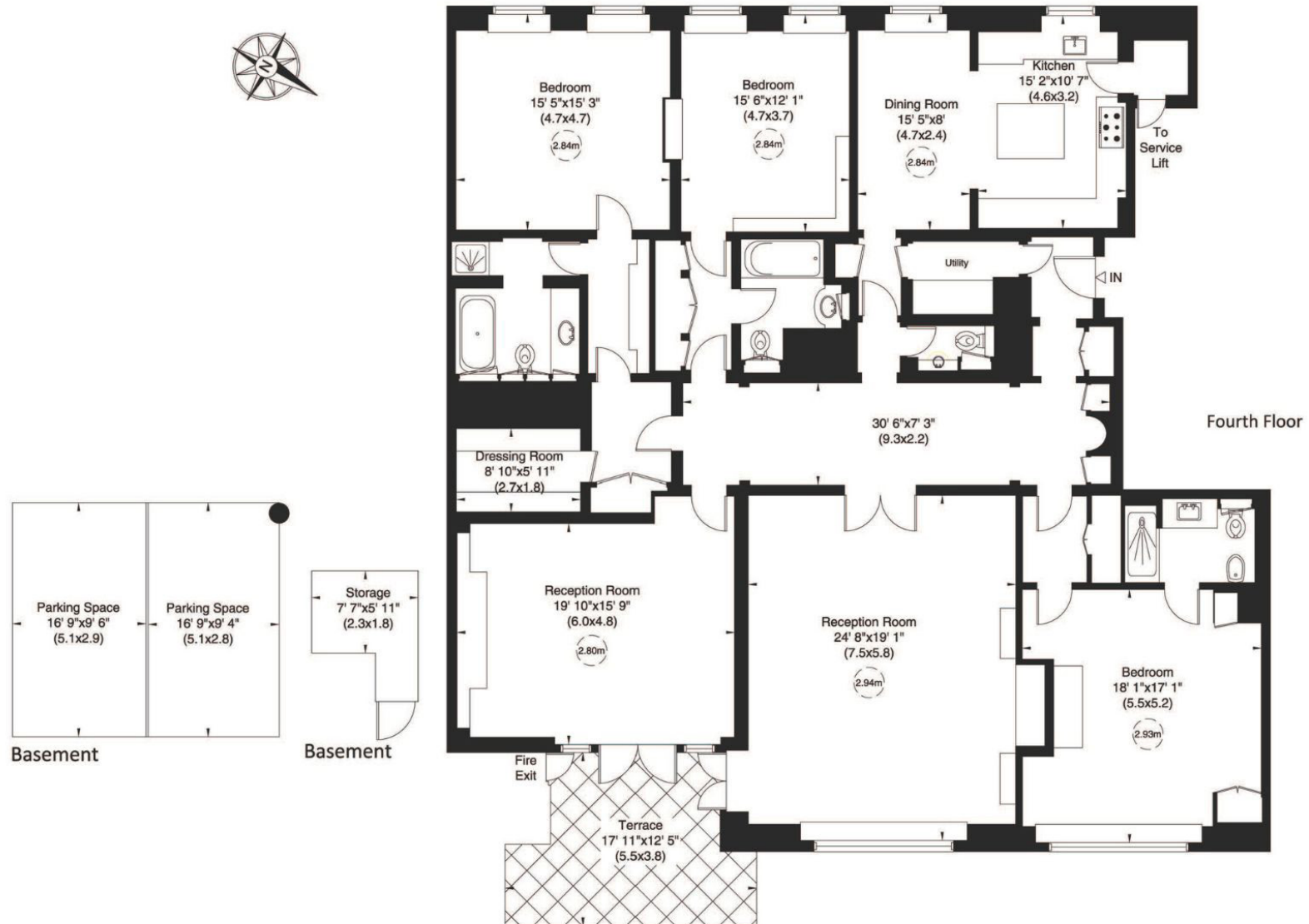
Accessed via a lift, the apartment has a double reception room leading to the generous roof terrace with unencumbered views into the park and beyond. Off the entrance hall is the separate laundry area leading to the spacious kitchen/breakfast room. There are three double bedrooms, each with their own bathrooms, including the generous principal suite with dressing area. The building is looked after by a 24-hour porter and the apartment comes with two secure underground parking spaces.

St.James's Place is situated in the heart of the St.James's Conservation Area; one of London's oldest and most sought after districts. The property is wonderfully located for easy access to some of the capital's finest green spaces.









Approximate Gross Internal Area = 268 sq m / 2,889 sq ft

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. (ID767266)

We would be delighted  
to tell you more.

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