



ST JAMES'S STREET

St James's SW1A



REFINED LIVING IN ST JAMES'S

Located on prestigious St James's Street, this elegant first-floor lateral apartment offers 999 sq ft of beautifully arranged living space.

			EPC
2	1	1	TBC
			

Local Authority: City of Westminster

Council Tax band: G

Tenure: Leasehold, approximately 131 years remaining

Ground rent: Please note, we have been unable to confirm the ground rent for this property. You should make your own enquiries.

Service charges: approximately £16,642 per annum, reviewed every year, next review due 2026

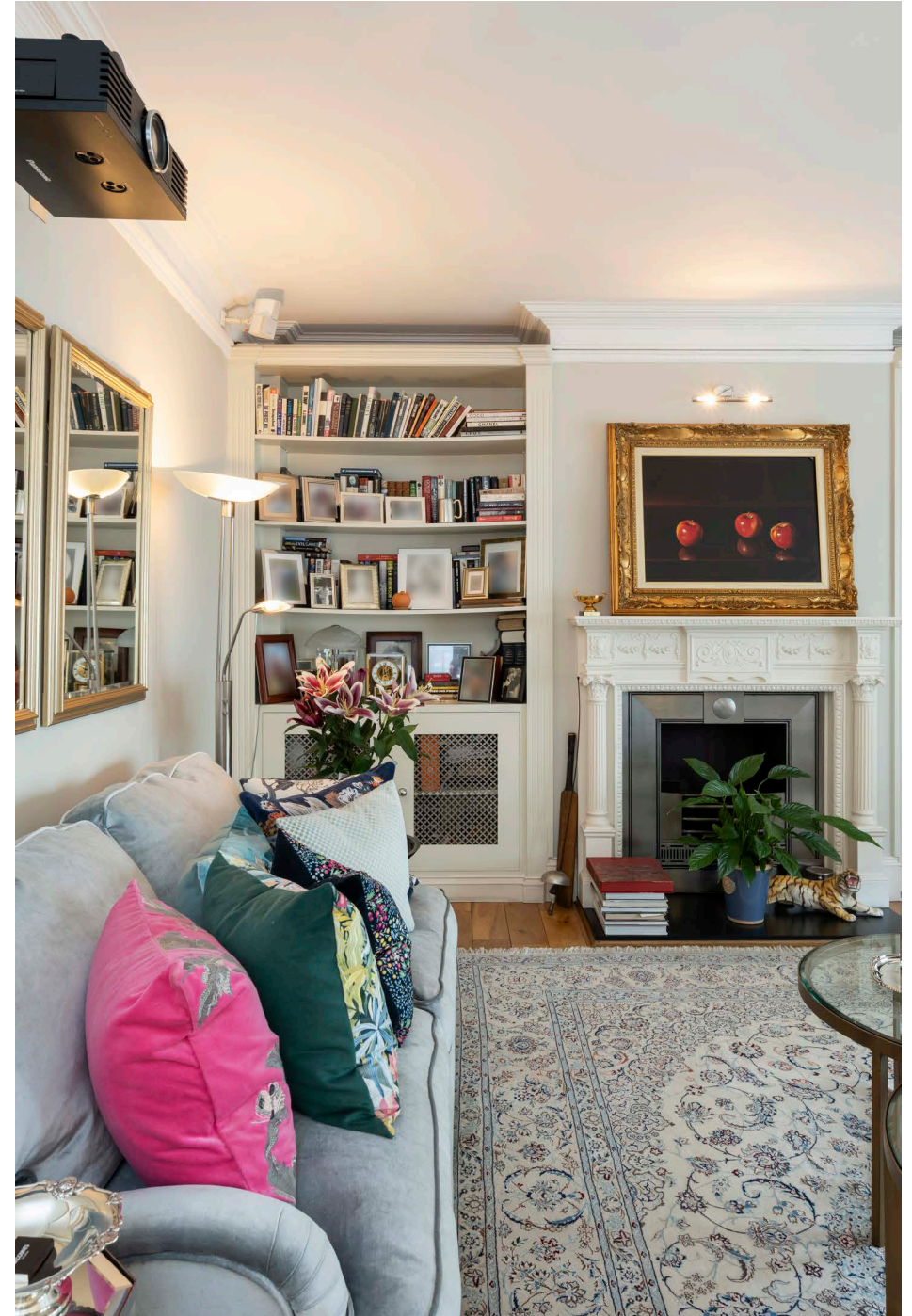
Guide price: £1,825,000

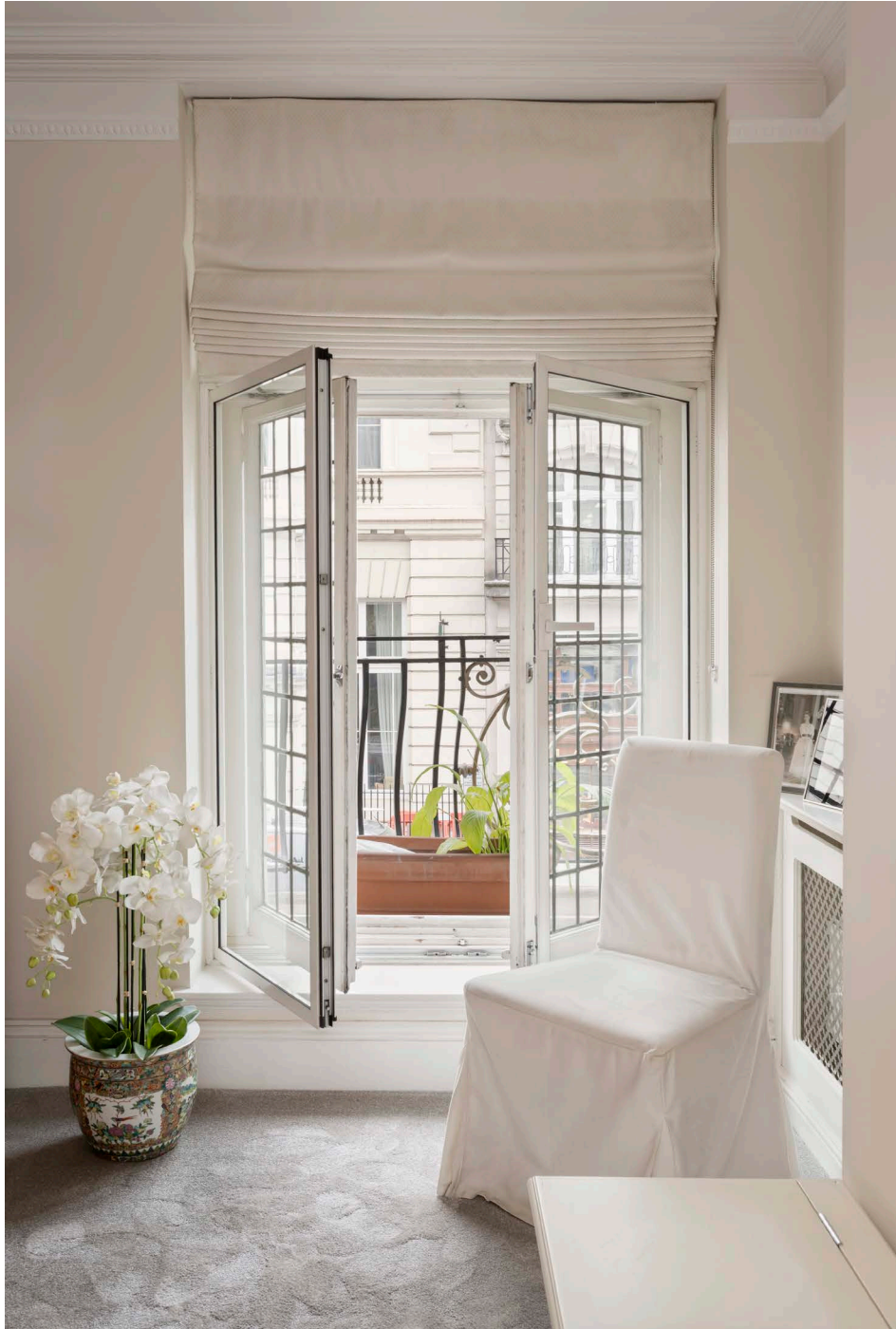


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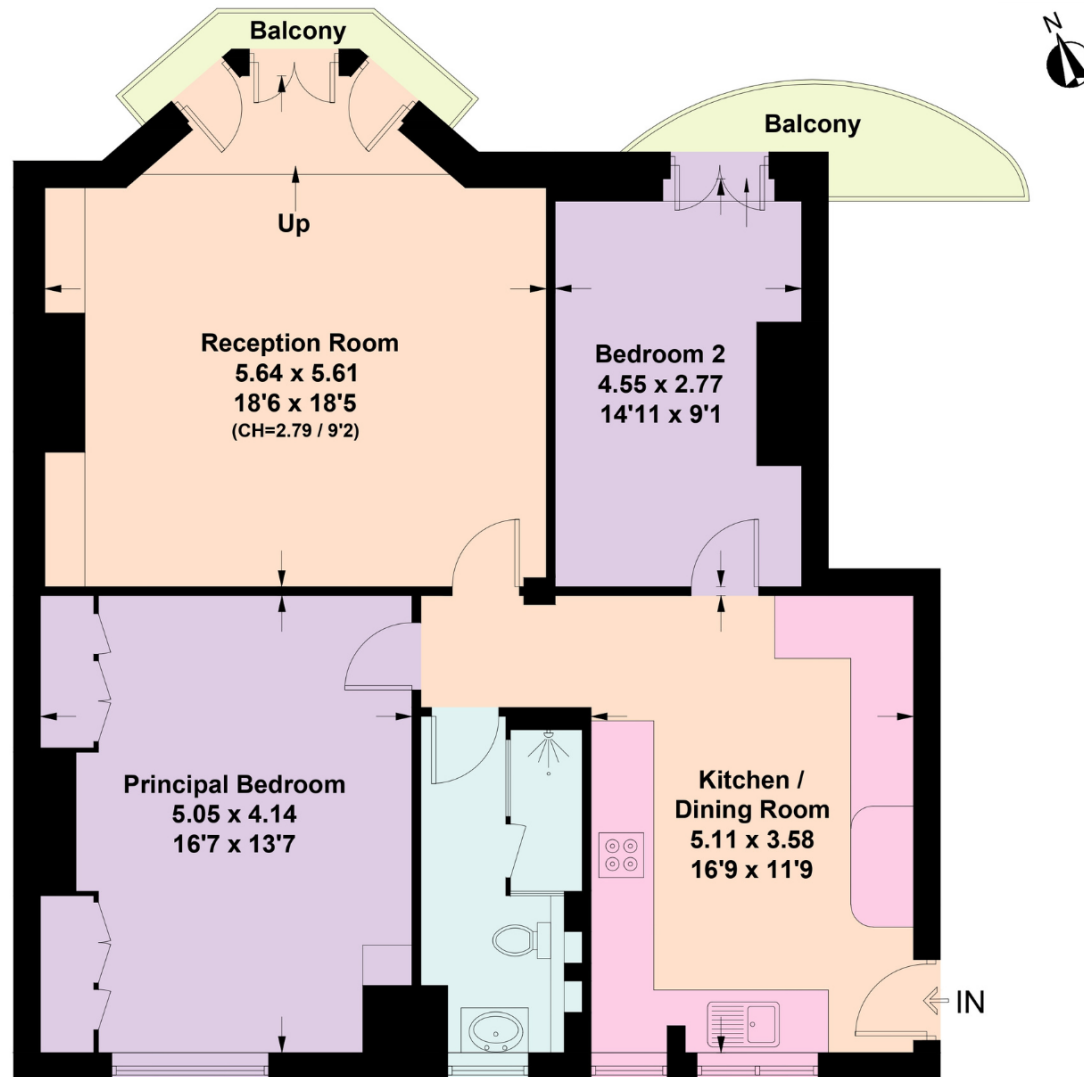
The property features two private balconies, ideal for enjoying views of this historic location, and benefits from lift access, a porter, and air conditioning for modern comfort. The apartment is well-proportioned throughout, with a spacious reception room and a contemporary kitchen. The newly refurbished bathroom boasts a sleek walk-in shower, while the principal bedroom is generously sized. The second bedroom comfortably accommodates a double bed or can serve as a versatile dressing room, as currently presented.

With its combination of classic character and proportions as well as modern finishes, this stylish home is perfectly suited for both everyday living and entertaining. Situated moments from the fine restaurants, boutiques, and green spaces of St James's Park, Green Park and Hyde Park, it presents a rare opportunity in one of London's most distinguished addresses.









First Floor

Approximate Gross Internal Area = 92.8 sq m / 999 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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