



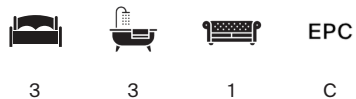
OLD QUEEN STREET

Westminster, SW1



A BEAUTIFUL 18TH CENTURY BUILDING

This second floor apartment is in a recently completed boutique development, set back just off St James's Park.



Local Authority: City of Westminster
Council Tax band: G

Tenure: Leasehold - Approximately 993 years left on the lease.

Ground rent: £500 per annum. Reviewed every 10 years*

Service charge: £19,410 per annum. Reviewed annually*

Guide Price: £3,300,000

The property comprises of a master bedroom with an ensuite, further ensuite bedroom and a third bedroom with a family shower room. Seamlessly combining traditional elegance with modern living, the integrated dining area and living room provide the perfect space for both formal and informal dining. The contemporary kitchen can be separated from the living room by sliding doors or used as more open plan living. It comprises of bespoke, dark wood joinery, integrated Miele appliances and marble counter with a breakfast bar. The property also benefits from a lift, an on-site gym, yoga room, meeting room, bike storage and concierge service.

Situated in an exceptional location in the heart of St James, close to St James Park, The Thames, Westminster and Buckingham Palace. It also sits within the Birdcage Walk Conservation Area.

*Please note, we have been unable to obtain the next review dates for the ground rent and service charge. Please make your own enquiries.



Old Queen Street, SW1H

Approximate Gross Internal Area = 137.05 sq m / 1,474 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.

Chris Mulry
07929716391
chris.mulry@knightfrank.com

Knight Frank Belgravia
47 Lower Belgrave Street
Belgravia, London SW1W 0LS

knightfrank.co.uk

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