






## QUEEN ANNE'S GATE, ST JAMES'S PARK

Westminster, SW1H



## LOCATED JUST A STONES THROW AWAY FROM ST JAMES' PARK

Offering extraordinary volume, this apartment covers approximately 11,565 square feet over three floors and benefits from its own private entrance and lift.

			EPC
6	6	5	TBC

Local Authority: City of Westminster

Council Tax band: H

Tenure: Leasehold Approximately 972 years remaining on the lease

Ground rent: Peppercorn

Service charge: Please note, we have not been able to obtain the service charge information Please enquire.

**Guide Price: £17,500,000**



Located on Queen Annes Gate, this apartment boasts some phenomenal rooms with incredible volume and views at the rear, overlooking St James Park towards Buckingham Palace. Requiring updating this Share of Freehold property covers approximately 11,565 square feet and benefits from its own private lift and entrance, sweeping staircase and multiple rooms with fantastic proportions. The apartment also benefits from a courtyard and private garden, which we understand is held on a separate licence.

Queen Annes Gate is located in St James a short distance from St James Park, Green Park and Westminster Palace.

Please note, we have not yet received confirmation from the client regarding certain information for this property. You should ensure you make your own enquiries regarding material information about this property.



We would be delighted  
to tell you more.

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