

The Royal Coat of Arms of the United Kingdom is centered on the page. It features a shield supported by a lion on the left and a unicorn on the right. Above the shield is a crown, and a motto scroll is at the bottom.

QUEEN ANNE'S GATE

ST JAMES'S PARK



Vicereine Grey
of England
SIR
EDWARD GREY
1862-1933
Foreign Secretary
lived here

A distinguished residential address in Westminster

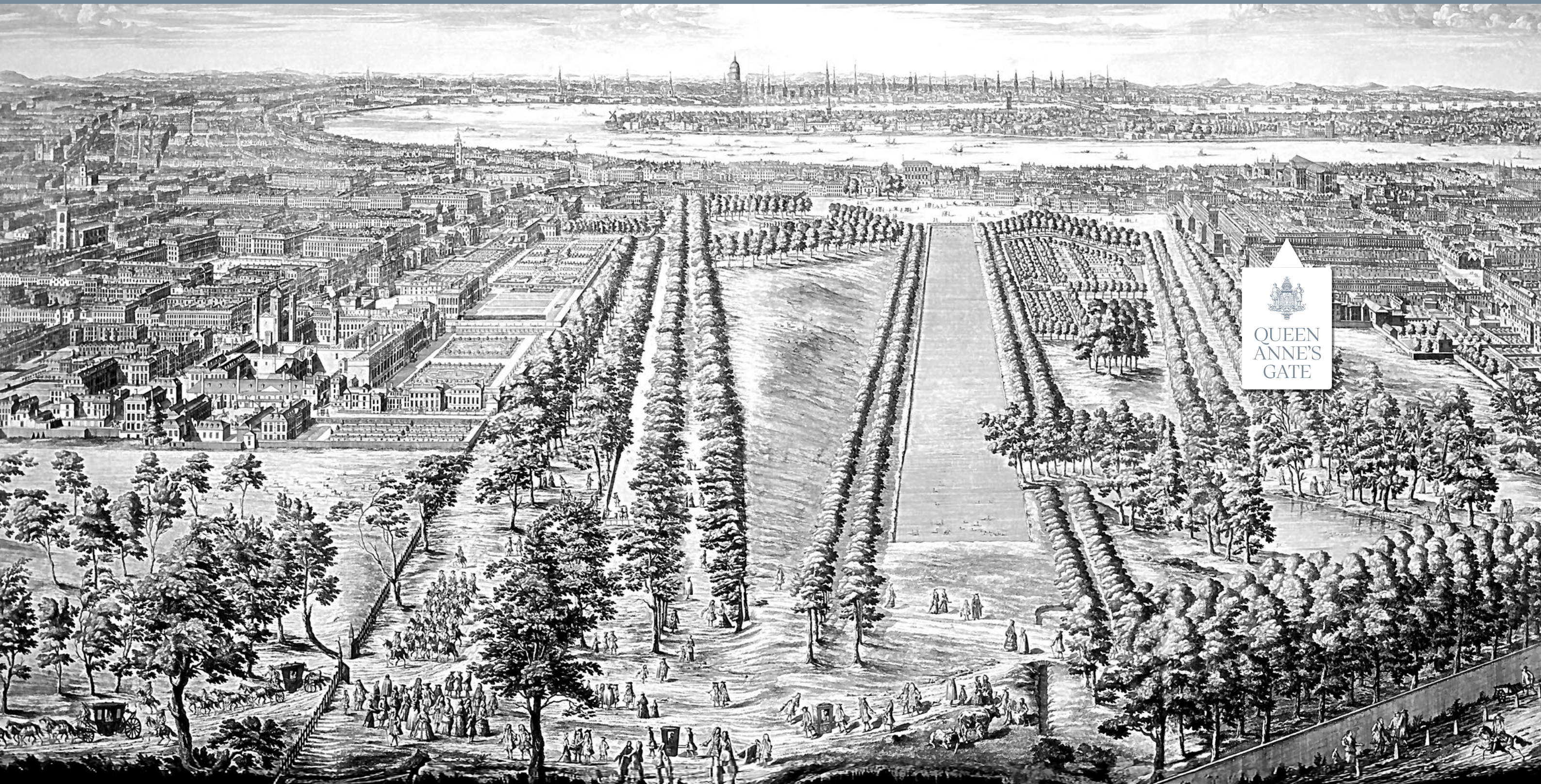


Few residential buildings occupy such a privileged position at the centre of London's political, royal and cultural landscape as 1 Queen Anne's Gate.

Situated moments from St James's Park, Buckingham Palace and the Palace of Westminster, this landmark building has been transformed into one of Westminster's most prestigious residential addresses. Behind its elegant Grade II listed Neo-Georgian façade lies an exclusive collection private residences, combining timeless architectural character with contemporary design and exceptional resident amenities.

Unlike many larger luxury developments, 1 Queen Anne's Gate offers a boutique living experience defined by privacy, discretion and personal service. Residents benefit from 24-hour style concierge services, secure underground parking, private leisure facilities and beautifully crafted interiors designed to reflect the rich heritage of the building while meeting the demands of modern international lifestyles.

Today, as a mature and established development, 1 Queen Anne's Gate has earned a reputation as one of the finest residential buildings in Westminster, offering a rare opportunity to own a home within a building of genuine historical significance in one of London's most sought-after locations.



HISTORY & HERITAGE

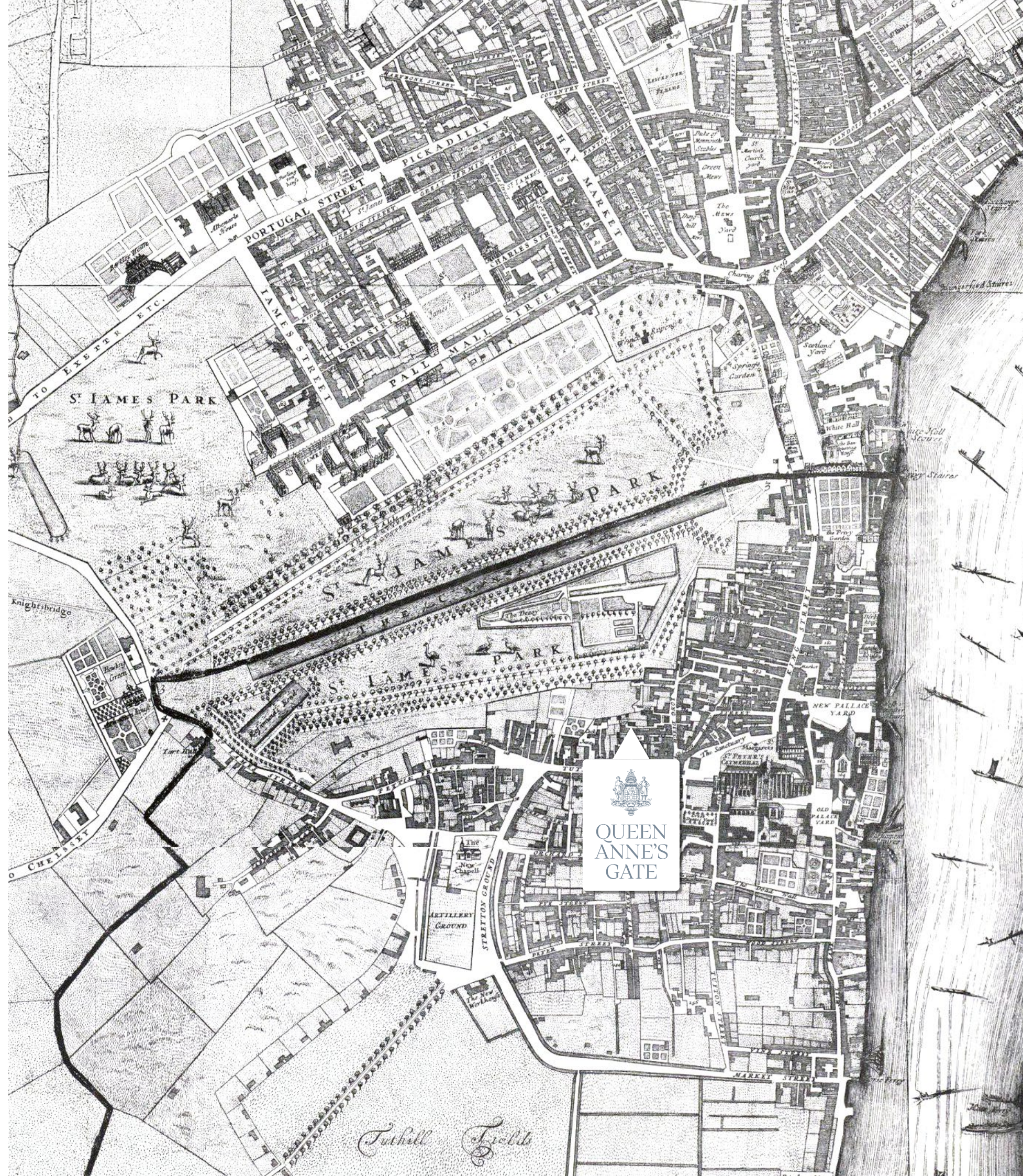
A landmark with centuries of provenance

The story of 1 Queen Anne's Gate spans almost 250 years. The earliest section of the site dates back to 1776, with neighbouring townhouses added during the mid-19th century. These distinguished residences became woven into the fabric of British history and public life, occupying one of Westminster's most important addresses.

From 1900 until 1928, the buildings served as the official London residence and administrative offices of the British Foreign Secretary. Among its most notable residents was Sir Edward Grey, Foreign Secretary from 1905 to 1916, whose association with the property is commemorated by a blue plaque on the building.

In the early twentieth century, the townhouses were consolidated and remodelled to create the substantial Edwardian building seen today. The property subsequently became home to Holland, Hannen & Cubitts, one of the most influential construction firms in British history. The Cubitt family played a central role in shaping Prime Central London, delivering prestigious projects including Belgravia, Pimlico and the East Front of Buckingham Palace.

Following decades of commercial occupation, the building underwent a comprehensive restoration and redevelopment programme that preserved its historic character while creating a collection of exceptional private residences. The result is a building that combines centuries of British heritage with the standards and comforts expected of contemporary luxury living.



Resident's Facilities

QUEEN ANNE'S GATE



RESIDENT FACILITIES

Private amenities designed for modern living

1 Queen Anne's Gate was conceived to offer residents many of the benefits associated with London's finest private members' clubs, without leaving home.

Located on the lower ground floor is approximately 4,500 sq ft of dedicated resident amenity space, carefully designed to support both business, wellness, fitness and leisure lifestyles. The facilities provide a comprehensive lifestyle offering rarely found in boutique Westminster developments.

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Concierge & Arrival Experience

- Grand entrance foyer
- Dedicated full-time concierge service
- Secure access control throughout the building
- Two passenger lifts serving all floors
- Automated underground parking facilities



The residents' club lounge provides an elegant and relaxed environment for informal meetings, social gatherings or quiet relaxation. Designed by LINLEY, the space reflects the atmosphere of an exclusive private members' club with comfortable seating, bespoke joinery and refined detailing.



A beautifully appointed dining and conference room is supported by a dedicated catering kitchen and can accommodate private dinners, family celebrations, business meetings and presentations.



Residents enjoy exclusive access to a professionally specified screening room featuring tiered seating and advanced audiovisual technology.





Health & Wellness Facilities

- Fully equipped gymnasium
- Sauna
- Steam room
- Therapy room
- Changing facilities
- Showers and lockers



ARCHITECTS & DESIGNERS

A collaboration of British design excellence

1 Queen Anne's Gate was brought to life through a collaboration between some of the most respected names in architecture, development and interior design.

Developer

Maple Springfield / Aperture Group

Development Manager

Epsilon Real Estate Partners

Project Manager

Gardiner & Theobald

Architecture by PDP London

Award-winning architectural practice PDP London was responsible for the transformation of the historic building, carefully preserving its distinguished façade while creating a modern residential environment behind it. Their design approach balanced architectural heritage with contemporary functionality, ensuring the development remained faithful to its history whilst meeting the expectations of today's luxury homeowner.

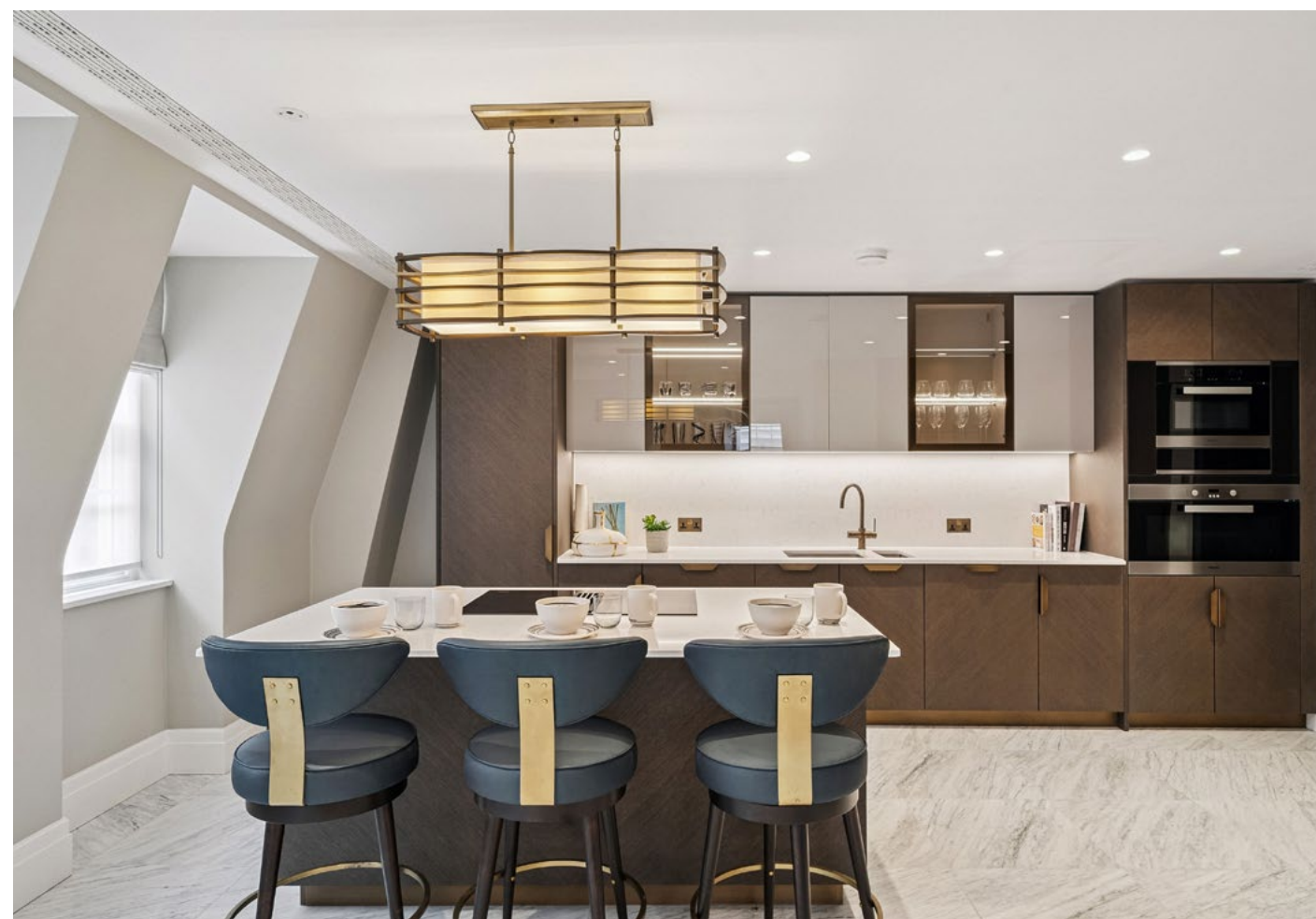
Interior Design by Linley

Linley is the internationally recognised British design house founded by David Armstrong-Jones, 2nd Earl of Snowdon, formerly Viscount Linley. The son of Princess Margaret and Antony Armstrong-Jones, and grandson of King George VI and Queen Elizabeth The Queen Mother, David Linley has built a reputation that combines royal heritage with a lifelong commitment to craftsmanship, furniture making and interior design.

Linley brought a distinctly British sense of refinement to the development.

At 1 Queen Anne's Gate, Linley's contribution focused on the character and presentation of the building, including the principal communal areas, residents' club lounge, private dining and conference room, screening room and wellness amenities. These spaces were designed to feel elegant, comfortable and discreet, reflecting the heritage of the building while providing the luxury, service and atmosphere expected of an exclusive Westminster address.

The building continues to benefit from Linley's original design involvement in its communal interiors and private residents' facilities.







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HORSE GUARDS

HYDE PARK

GREEN PARK

CLARENCE HOUSE

ST JAMES'S PARK

BUCKINGHAM PALACE

HOUSES OF
PARLIAMENT

BELGRAVE SQUARE

QUEEN
ANNE'S
GATE

BELGRAVIA

WESTMINSTER

EATON SQUARE

VICTORIA STATION

ST JAMES'S & WESTMINSTER

One of London's most prestigious neighbourhoods

Few London locations offer such immediate access to the institutions, landmarks and experiences that define the capital.

Situated adjacent to St James's Park, 1 Queen Anne's Gate occupies a position between Buckingham Palace and the Palace of Westminster, placing residents at the heart of ceremonial London.

St James's has long been associated with heritage, exclusivity and excellence. For centuries it has attracted diplomats, business leaders, collectors, royalty and international visitors seeking the finest that London has to offer.

Culture & Arts

Nearby attractions include:

- The Royal Academy of Arts
- National Gallery
- Institute of Contemporary Arts
- Christie's Auction House
- Numerous international art galleries throughout St James's and Mayfair

The area remains one of the world's foremost destinations for collectors and art enthusiasts.



ST JAMES'S & WESTMINSTER

Luxury retail

World-renowned retailers reinforce St James's reputation as one of Europe's premier luxury shopping districts.

- Bond Street
- Jermyn Street
- Savile Row
- Burlington Arcade
- Fortnum & Mason
- Asprey
- Cartier
- Hermès
- Chanel





ST JAMES'S & WESTMINSTER

Dining & Hospitality

Residents have access to an unrivalled selection of dining and entertaining venues within walking distance of their front door.

- The Ritz
- Dukes London
- St James's Court
- Le Caprice
- Café Murano
- Dinner by Heston Blumenthal
- Numerous Michelin-starred establishments





ST JAMES'S & WESTMINSTER

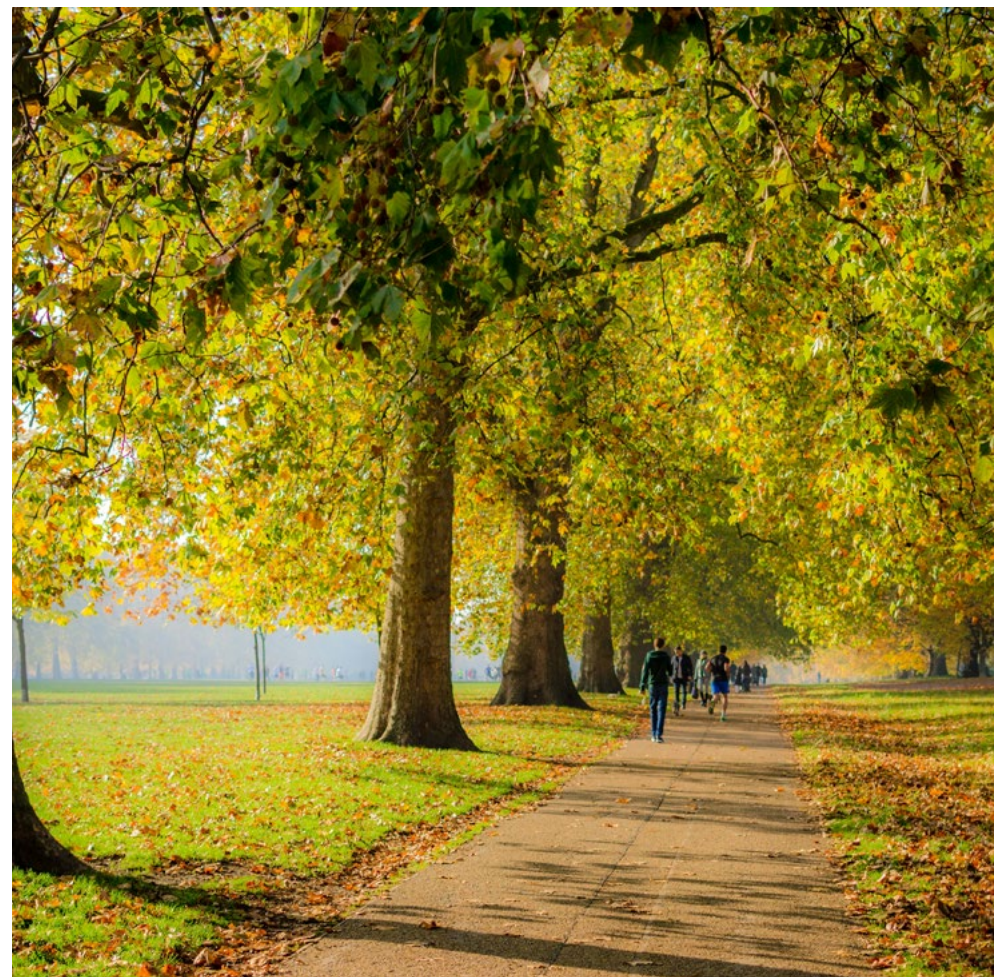
The expanses of the Royal Parks at your doorstep



The building is surrounded by some of London's most cherished parks:

- St James's Park
- Green Park
- Hyde Park

Together they provide acres of landscaped gardens, walking routes and open green space rarely found in such a central location.





Apartments Specification

General

- Bespoke European oak veneered internal doors
- Marble floor entrance hall
- Video door entry system
- Intruder alarm to ground floor and lower ground floor apartments
- DALI lighting and provision for blind/curtain control
- Satellite and terrestrial TV distribution to all principal rooms
- USB power sockets by bedsides
- Electric mirror demisters to bathrooms containing showers

Reception / Dining Room

- Dual aspect corner room with separate kitchen area typically for apartments facing Queen Anne's Gate
- European oak herringbone parquet flooring
- One-bedroom apartments utilise plank timber flooring

Kitchen

- TM Italia bespoke fitted kitchen
- Italian marble floor tiles
- Backlit smoked glass display cabinets
- High quality quartz worktops and splashback
- Miele appliances including combi oven, induction hob, dishwasher, fridge freezer, wine cooler, warming drawer and integrated recirculating extract unit
- Gessi hot water tap

Principal Bedrooms

- Walk-in dressing area with bespoke European oak veneer faced built-in wardrobes, drawers and shelving
- High quality fitted carpets

Principal Bathroom

- Generally vein-matched Italian marble slabs to walls, floors, vanity, shower room and bathroom tops
- Italian marble shower niche
- Antique brass THG fittings
- Electric underfloor heating
- Bespoke vanity unit and cabinets

Secondary Bedrooms

- Bespoke fitted wardrobes
- High quality fitted carpets

Secondary Bathrooms

- Italian marble tiles to walls and floors
- Walk-in shower with Italian marble slab shower tray
- Italian marble shower niche
- Antique brass THG fittings
- Bespoke built-in vanity unit and cabinets
- Electric underfloor heating

Utility Room / Services Cupboard

- Miele washing machine and tumble dryer or washer/dryer combination

Guest Cloakroom

- Marble floor and walls with marble dado detail
- Bespoke vanity unit with marble top
- Antique brass THG fittings

Heating & Cooling

- Wet underfloor heating (excluding bathrooms)
- Comfort heating and cooling to principal rooms concealed within walls or ceilings
- Heat recovery ventilation system with integrated boost function
- Electric underfloor heating to bathrooms

Duplex Stairwell

- Timber staircase with European oak treads and risers
- Bespoke decorative metal balusters with oak handrail

Common Parts

- Two passenger lifts with marble stone flooring
- Bespoke American walnut veneered internal doors
- Comfort heating and cooling
- Wi-Fi throughout front-of-house areas
- Marble flooring and carpet throughout communal areas
- Concierge service
- Bespoke wall panelling to reception areas
- Decorative wall lighting

RESIDENT FACILITIES
BASEMENT LEVEL 1



Approximate Gross
Internal Area
436 sq m/ 4691 sq ft

Not to scale, for identification only. For
guidance only and must not be relied upon
as a statement of fact or used for valuation
purposes. All measurements and areas are
approximate only (and have been prepared
in accordance with the current edition of
the RICS Code of Measuring Practice).





We would be delighted
to tell you more.

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