



WETHERELL
MAYFAIR'S FINEST PROPERTIES



St. James's Place, SW1A

£4,200,000

A rare and delightful grade II listed four-bedroom freehold town house of 3,176 sq.ft. Quietly located off St James's Street in the heart of St. James's, one of the few remaining houses in St. James's with a working gas lamp at the front.

St. James's Place was first developed in 1694 and described in 1720 as a good street which receiveth a fresh air out of the park and inhabited by gentry. Today it's more well known buildings are Spencer House (commissioned by the 1st Earl Spencer in 1756) Dukes Hotel and the Stafford Hotel.

No.44 St James's Place is a Grade II listed 4 bedroom townhouse originally built c1685 with early C19 additions and with the original staircase in a large part still intact. No.44 is located on the southern side, a few doors down from St James's Street, with the benefit of a pedestrian pathway leading directly into Green Park.

Located in the St James's Park Conservation Area, St James's Place, is a gentle walk away from Green Park plus the private clubs, retail and restaurant scene of St. James's and Jermyn Street. Green Park underground station gives easy access to Canary Wharf and Heathrow.

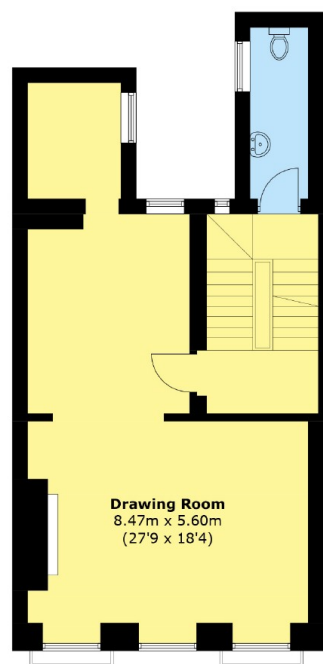
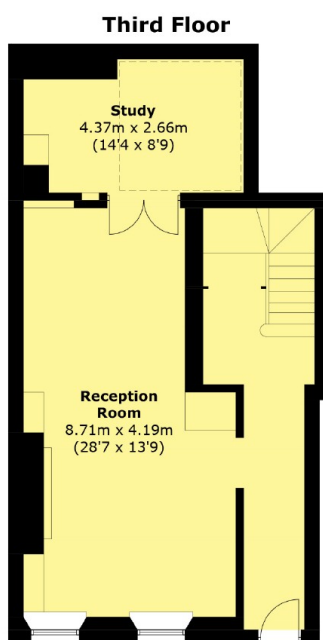
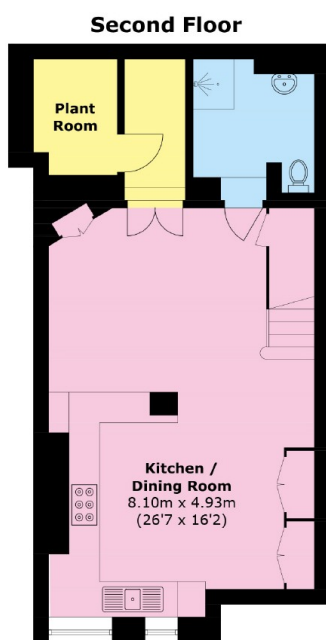
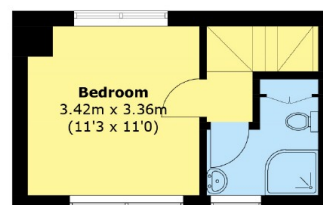
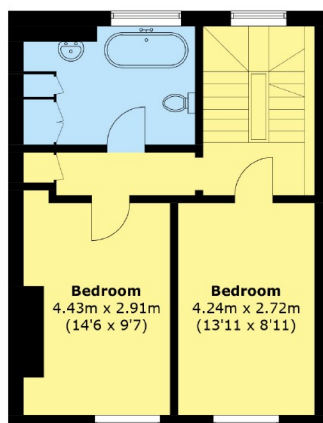


FEATURES

- Grade II Listed Townhouse • Traditional 17th Century Features • Principal Bedroom with Dressing Room • Three Further Bedrooms • Six Floors • 3,176 Sq.Ft. •



St. James's Place, London, SW1A



Total area (approx.): 295.1 sq. m (3,176.2 sq. ft)