



**WETHERELL**  
MAYFAIR'S FINEST PROPERTIES



## Catherine Wheel Yard, SW1A

£7,150 PCM

A unique townhouse located on the Spencer estate in a charming cobbled private cul-de-sac between St. James's Place and Green Park, yet benefiting from splendid views, uninterrupted light and immensely quiet.

Situated yards from St. James's Palace this delightful home has a contemporary feel with good volume throughout. Set over three floors and with South and West facing aspects there is an abundance of natural light all day with all principal rooms taking full advantage of the delightful views over St. James's Palace. The street also benefits from the exceptional level of 24 hours security from Spencer House.

The large kitchen with Miele appliances, coffee maker, hot and cold-water filters and abundant storage is discretely positioned away from the drawing room which occupies the first floor, allowing for comfortable entertaining. The principal bedroom occupies discretely the entire top floor and benefits from a large en-suite bathroom with bath and rainforest shower, marble finishing, and large stained-glass window. The study area faces a private balcony looking out to the King's Palace.

Catherine Wheel Yard is a cobbled mews off Little St. James's Street and originally provided stabling for the large surrounding houses, named after a tavern in 1680 which once stood at the east end of the mews.

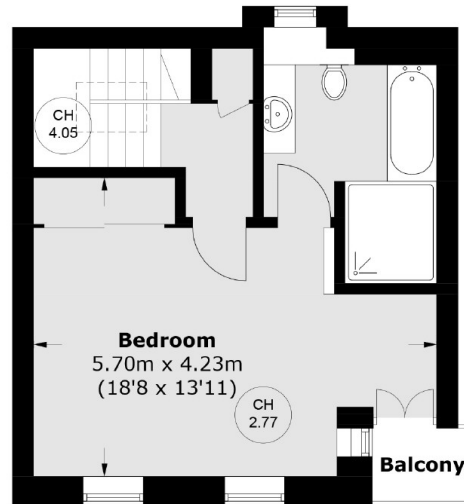


## FEATURES

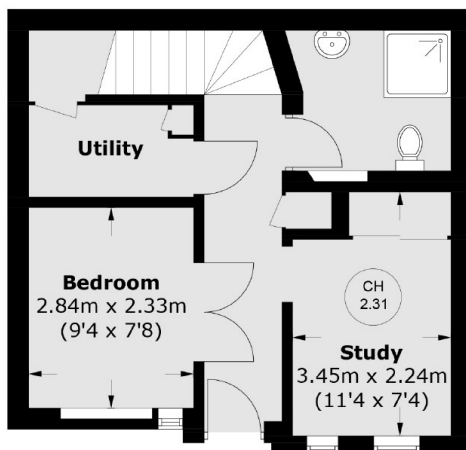
- Principal Bedroom with En-Suite Bathroom • Private Balcony • Second Family Room/Study • Utility Room • Second Shower room located downstairs • Contemporary Fixtures, Fittings and Furnishings •



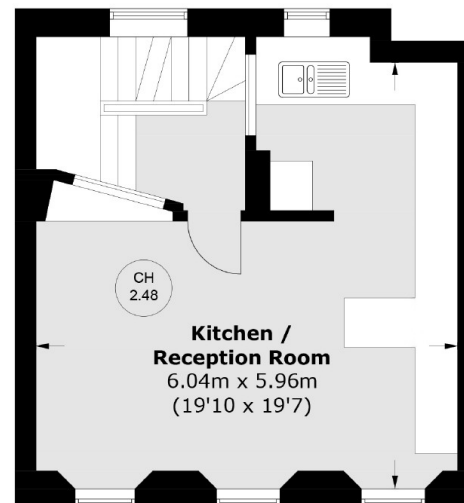
# Catherine Wheel Yard, London, SW1A



**Second Floor**



**Ground Floor**



**First Floor**

Total area (approx.): 103.8 sq. m (1,117.4 sq. ft)  
Balcony : 1.4 sq. m (15.1 sq. ft)



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