



St. James's Place, St. James's, London SW1A

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# A rare and outstanding Georgian house

This Grade II listed, four bedroom house is situated in St. James's Place, with all the facilities and clubs of St. James's on its doorstep. The property is set over six floors, with accommodation including an open plan kitchen/dining space on the lower ground floor, perfect for entertaining.

Two large and spacious reception rooms are found on both the first and second floors, showcasing original fireplaces and large sash windows which overlook St. James's Place. The principal bedroom, which is on the second floor, has a separate dressing area and en suite bathroom. Three further double bedrooms and two bathrooms are located on the upper floors.



**Guide price:** £5,200,000

**Tenure:** Freehold

**Local authority:** City of Westminster

**Council tax band:** H







## Location

St. James's Place is located in the heart of the St. James's Conservation Area and is one of London's most sought-after, yet discreet addresses. It is close to the museums, art galleries, and theatres of the West End, as well as some of the city's best known private members' clubs, restaurants and hotels. There are an array of designer retailers and boutiques along Old and New Bond Street, Jermyn Street and Piccadilly. The property is wonderfully located for easy access to some of London's finest green spaces, with Green Park and St. James's Park on the doorstep, and Hyde Park and Kensington Gardens nearby. Green Park tube station (Piccadilly, Victoria and Jubilee lines) is within close proximity.

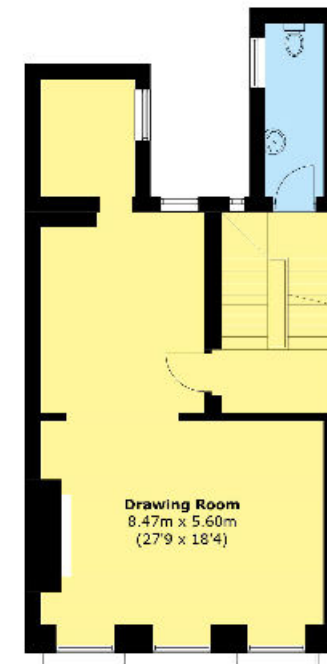
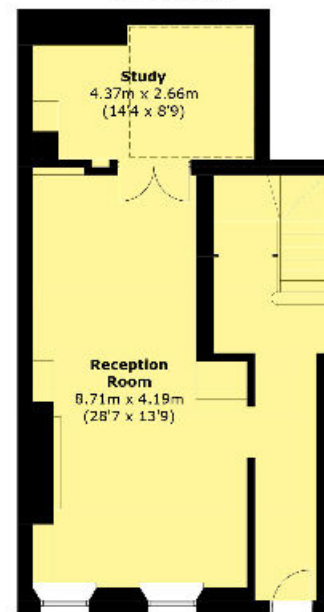
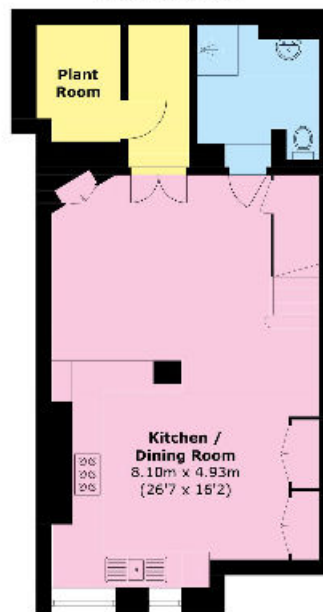
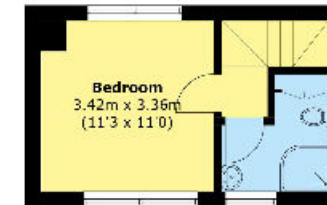
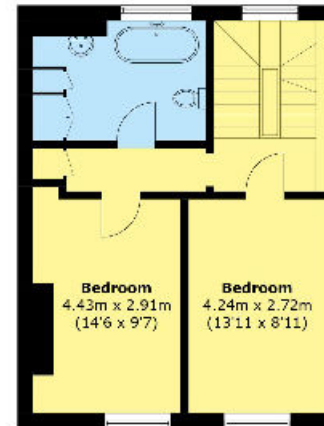
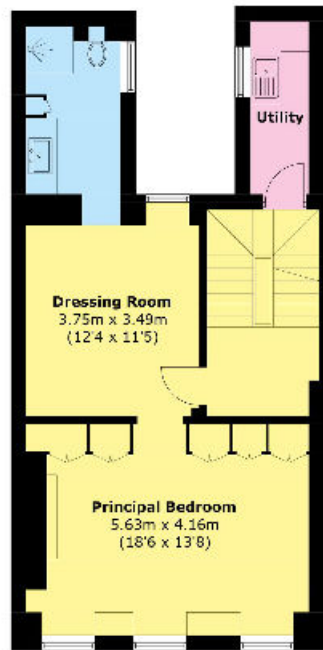






**Approximate Gross Internal Floor Area  
295.1 sq m / 3,176.2 sq ft**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated September 2024. Photographs and videos dated September 2024.

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