



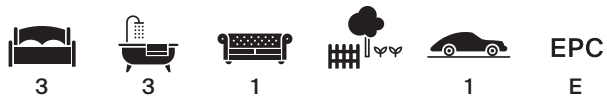
St. James's Place, St. James's **SW1A**

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

This spectacular duplex apartment offers wonderful entertaining space, with floor to ceiling windows framing leafy views of Green Park. The newly refurbished property is in one of St. James's most sought-after buildings.

Situated on the ground and first floor, this spacious apartment offers an open plan reception and kitchen that gives direct access to the generous communal garden. The accommodation comprises an opulent principal en suite bedroom and two further double en suite bedrooms, all complemented by vast amounts of natural light. The building further benefits from a porter and underground car parking.



**Guide price:** £7,500,000

**Tenure:** Share of freehold plus leasehold, approximately 102 years remaining

**Service charge:** £23,000 per annum, reviewed every year, next review due 2025

**Ground rent:** Peppercorn

**Local authority:** City of Westminster

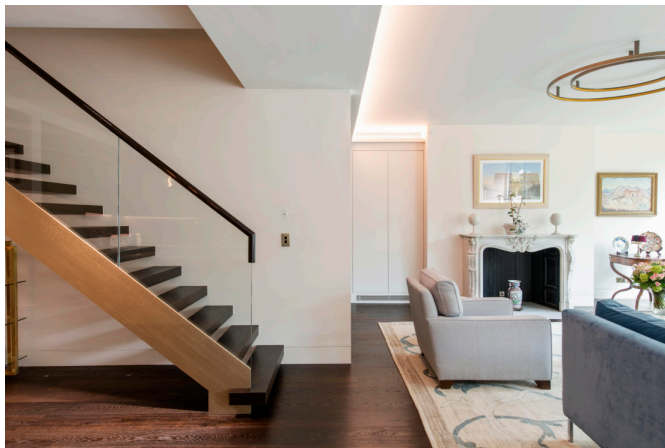
**Council tax band:** H



## Location

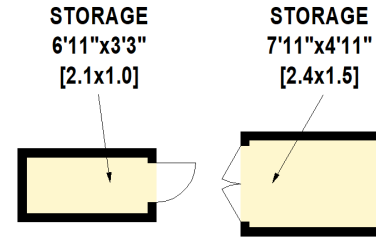
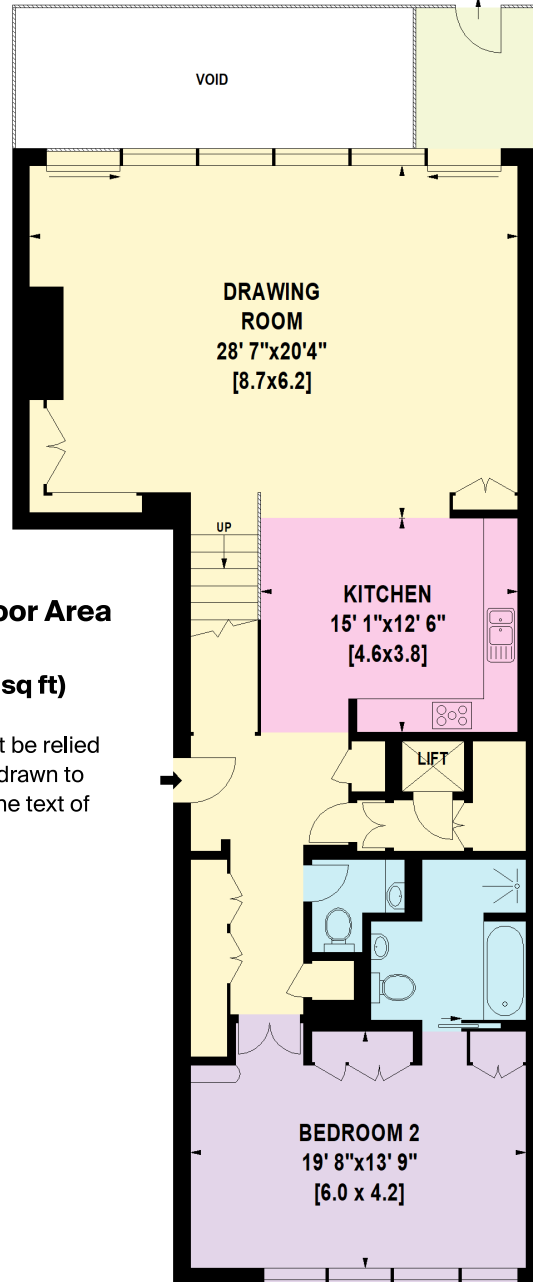
St. James's Place is located in the heart of the St. James's Conservation Area and is one of London's most sought-after, yet discreet addresses. It is close to the museums, art galleries, and theatres of the West End, as well as some of the city's best known private members' clubs, restaurants and hotels. 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.



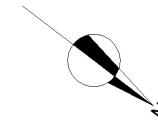




Leading to  
Communal Gardens

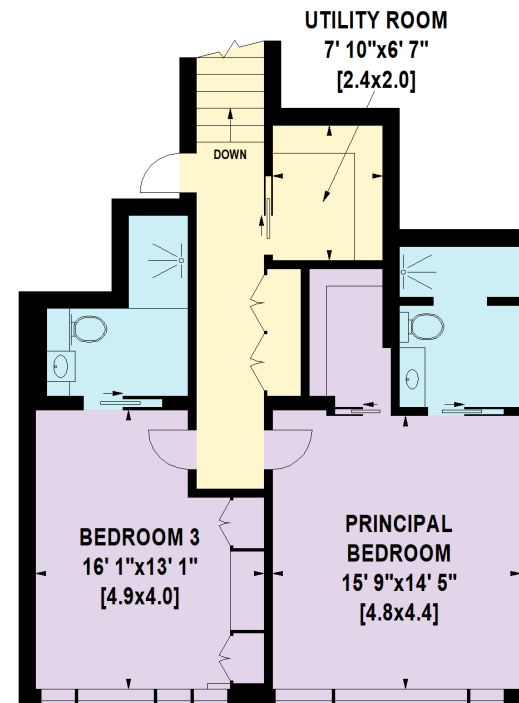


BASEMENT



**Approximate Gross Internal Floor Area**  
**204 sq m / 2,196 sq ft**  
**(Excluding storage: 6 sq m / 65 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.



Ground Floor

First Floor



**Knight Frank**

**Mayfair**

120a Mount Street

Mayfair

London W1K 3NN

**Alastair Nicholson**

+44 20 7647 6612

alastair.nicholson@knightfrank.com

[knightfrank.co.uk/mayfair](https://knightfrank.co.uk/mayfair)



**Strutt & Parker**

**Knightsbridge**

66 Sloane Street

London

SW1X 9SH

**Lulu Egerton**

+44 20 7235 9959

lulu.egerton@struttandparker.com

[struttandparker.com/offices](https://struttandparker.com/offices)



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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated June 2024. Photographs and videos dated July 2020.

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