



Whitehall Court, St James's **SWIA**

Whitehall Court

St James's SW1A

The flat is perfectly set up for a buyer to create their ideal flat in Whitehall Court. The flat consists of new electrics and plumbing, six double French doors and two light wells, which create an unusually high level of light. The square lateral layout allows for an open and free flowing layout. Full planning permissions have been approved along with a licence to alter granted for the layout attached. The proposal is to have a large open plan kitchen/living room, dining room, two to four spacious bedrooms with dressing rooms and walk-in wardrobes, two bathrooms and separate WC. Construction is currently underway. There is the added benefit of a long lease with the flat as well as having access to 24 hour porterage and the Farmer's club.



Guide price: £4,850,000

Tenure: Leasehold: approximately 153 years remaining

Service charge: £28,000 per annum, reviewed annually

Ground rent: £600 per annum, review annually

Local authority: City of Westminster

Council tax band: H

The property is perfectly placed for the many attractions of the West End, including The Royal Opera House, Theatres, The National Portrait Gallery, the Covent Garden Piazza and the Southbank Arts Centre for the Royal Festival Hall and the National Theatre.

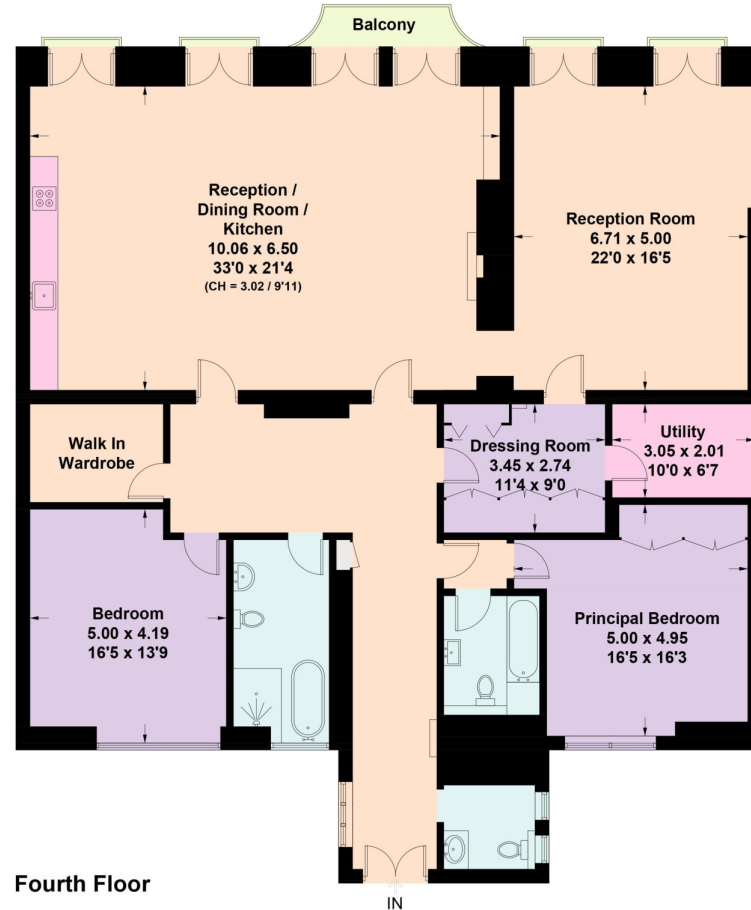






Whitehall Court, SW1A

Approximate Floor Area = 227.9 sq m / 2453 sq ft



Fourth Floor

Knight Frank

Mayfair

120a Mount Street

London

W1K 3NN

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I would be delighted to tell you more

Jonathan Fieldman

020 7647 6615

jonathan.fieldman@knightfrank.com



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 March 2023. Photographs and videos dated March 2023.

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