



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

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# Whitehall Court

## St James's SW1A

The property is blessed with some of the best views in London,. One side looks over St James's Park, and the other side looks over the River Thames and the London Eye. There are two large bedrooms, three bathrooms, two amazing reception rooms boasting 7m ceiling heights in parts, a study, a turret room, and an amazing roof terrace looking out over Whitehall and St James's Park.

•We have been unable to obtain the ground rent review period. You will need to make your own enquiries.



**Guide price:** £4,500,000

**Tenure:** Leasehold: approximately 63 years remaining

**Ground rent:** £200 per annum

**Local authority:** City of Westminster

**Council tax band:** H

## Location

Located on Embankment, just south of Trafalgar Square and opposite the landmark London Eye on the river, Whitehall Court benefits from outstanding local transport links, with easy access to neighbouring Mayfair and Covent Garden and quick links to the City and Canary Wharf.

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.

Adjacent to Whitehall Court is the 5\* Corinthia Hotel with luxury facilities including the ESPA spa and pool. St James's Park is a 5 minute walk, leading to Green Park and Hyde Park.



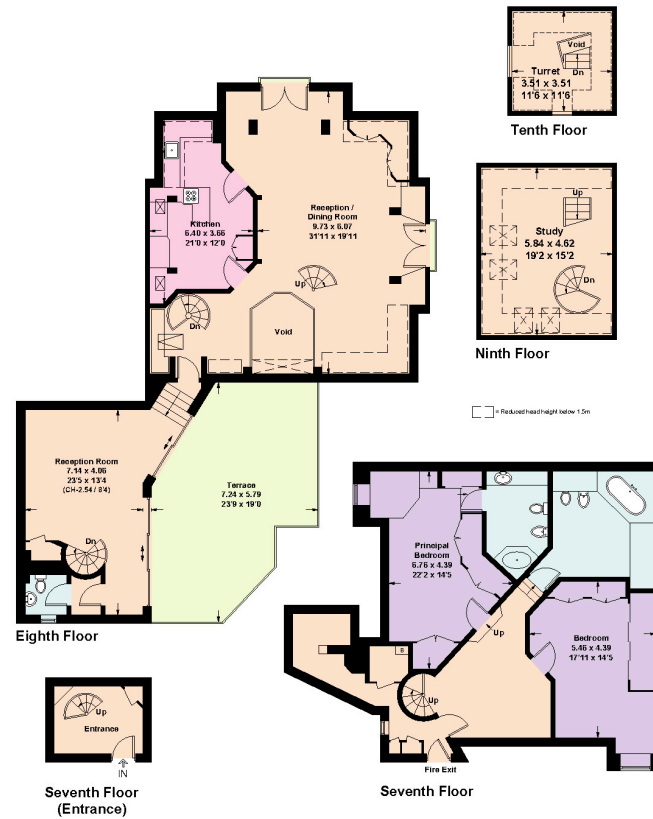






## Whitehall Court, SW1A

Approximate Floor Area = 256.6 sq m / 2762 sq ft  
Including Limited Use Area (27.8 sq m / 299 sq ft)  
(Excluding Void)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID936432)

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I would be delighted to tell you more

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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 February 2023. Photographs and videos dated February 2023.

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