

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



A three bedroom lateral apartment with roof terrace

This three-bedroom lateral apartment with roof terrace is set in one of the most iconic addresses in St. James's. It is on the fourth floor of a popular St. James's Place building and offers stunning and direct views west over Green Park. Accessed via a lift, the apartment has a double reception room leading to the generous roof terrace with unencumbered views into the park and beyond. Off the entrance hall is the separate laundry area leading to the spacious kitchen/breakfast room. There are three double bedrooms, each with their own bathrooms, including the generous principal suite with dressing area.



Guide price: £10,950,000

Tenure: Share of freehold plus leasehold, approximately 994 years remaining

Service charge: £64,000 per annum, reviewed every year, next review due 2025

Ground rent: Peppercorn

Local authority: City of Westminster

Council tax band: H



The building is looked after by a 24-hour porter and the apartment comes with two secure underground parking spaces.



Location

St. James's Place is situated in the heart of the St. James's Conservation Area; one of London's oldest and most sought-after districts. The property is wonderfully located for easy access to some of the capital's finest green spaces, with Green Park and St. James's Park on the doorstep. Bustling Piccadilly is within walking distance, as are the museums, art galleries, and theatres of the West End, alongside the Michelin starred restaurants and private members' clubs of Mayfair, and the luxury shopping on Old and New Bond Street. Green Park tube station (Piccadilly, Victoria and Jubilee lines) is within close proximity.

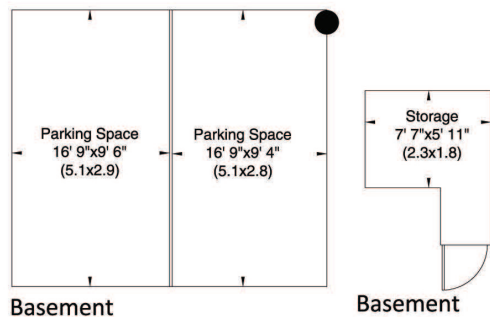






**Approximate Gross Internal Floor Area
268 sq m / 2,889 sq ft**

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.



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. All those items regarded as tenant's fixtures and fittings, are specifically excluded from any tenancy and will not be evidenced in the inventor. 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.

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

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