



King Street, St James's **SW1Y**

King Street

St James's SW1Y

Situated on the third and fourth floors of an imposing Grade II listed building, this elegant duplex apartment has been meticulously dressed by Knight Frank Interiors.

The third floor provides a fantastic entertaining space, with a 27ft reception room, separate dining room, study, and kitchen/breakfast room.

The fourth floor comprises a well proportioned principal bedroom suite, two guest bedroom suites, a utility room, and a unique sun room that leads out onto the private roof terrace.



Guide price: £7,950,000

Tenure: Share of freehold plus leasehold, approximately 973 years remaining

Service charge: £65,728 per annum, reviewed annually

Ground rent: peppercorn

Local authority: City of Westminster

Council tax band: H

Location

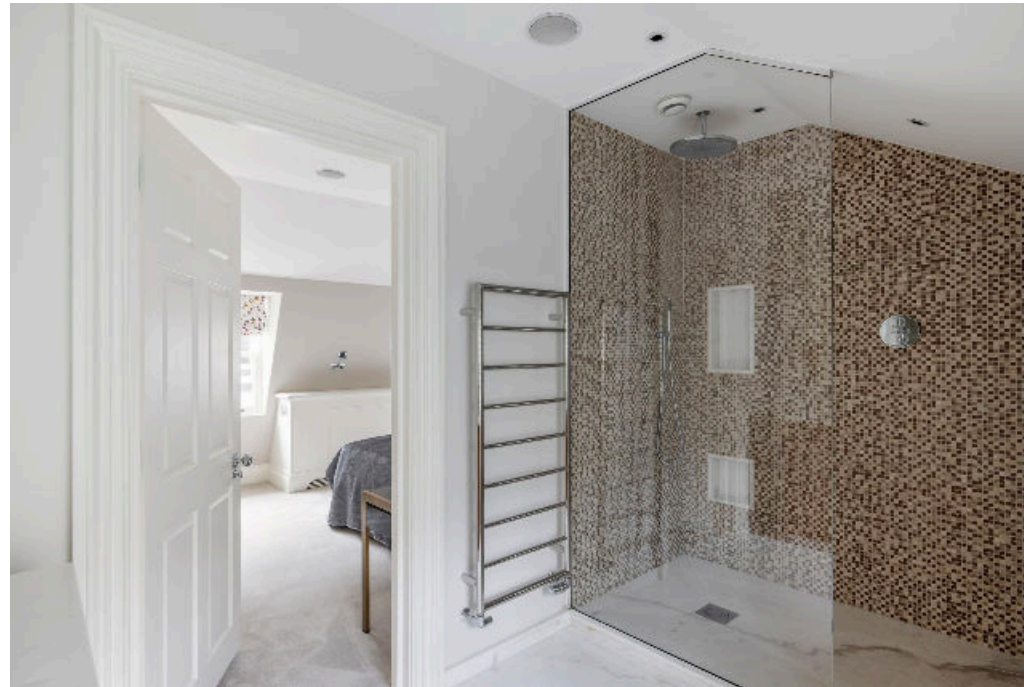
South of Piccadilly and west of Haymarket, St James's remains at the hub of the cultural and social life in London. Named after its Royal Palace, for over 400 years St James's has provided grand homes, luxury goods and services to the aristocracy. It is characterised by its splendid period architecture, leading art galleries, auction houses, wine merchants, cosmopolitan restaurants and gentleman's clubs.

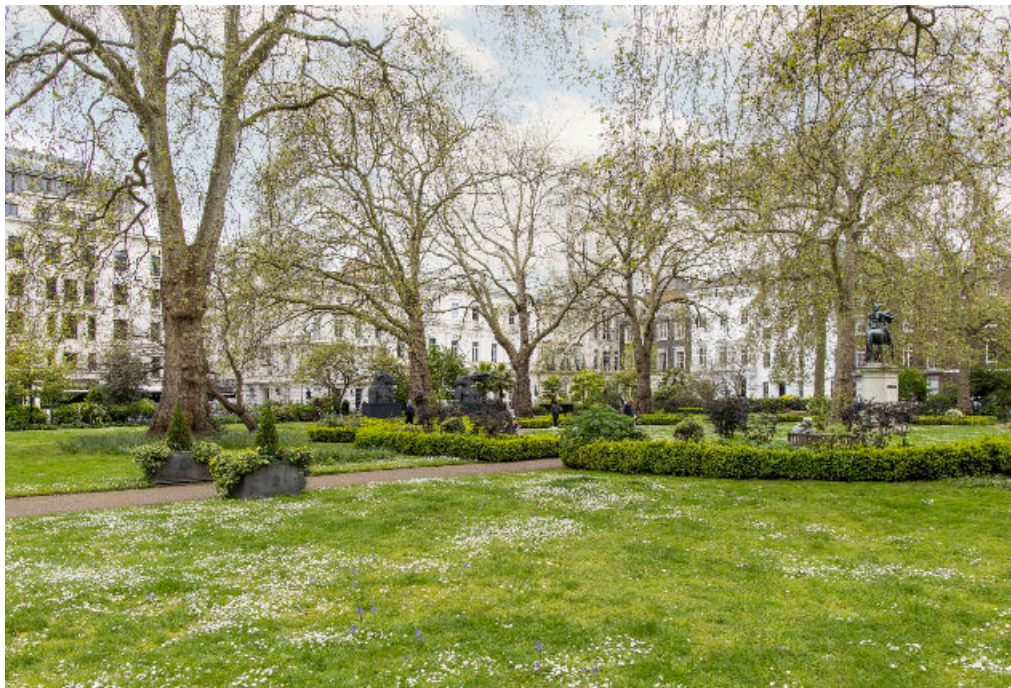
Situated on King Street, just off St James's Square, this elegant apartment benefits from a rare and peaceful location whilst being exceptionally well located for the restaurants and private members clubs of the West End.

Local transport links include Green Park tube station (0.3 miles) for the Jubilee, Victoria and Piccadilly lines (distances are approximate).









Kings Street, SW1Y

Approximate Floor Area = 344 sq m / 3703 sq ft
Including Limited Use Area (16.1 sq m / 173 sq ft) & Excluding Voids



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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