



Whitehall Court, St. James's **SW1A**



Beautiful apartment in the prestigious Whitehall Court

Situated on the sixth floor, with lift access, this apartment has been immaculately refurbished by the current owners.

The kitchen/dining/reception room has been beautifully designed and is the perfect space to both entertain and relax. Four doors open onto a balcony showcasing wonderful views out to the London Eye and Horse Guards.

The principal bedroom, currently set up as a reception room, is flooded with natural light and benefits from a large balcony. There is a further double bedroom and a contemporary family bathroom completes the accommodation.



Guide price: £2,150,000

Tenure: Leasehold: approximately 61 years remaining

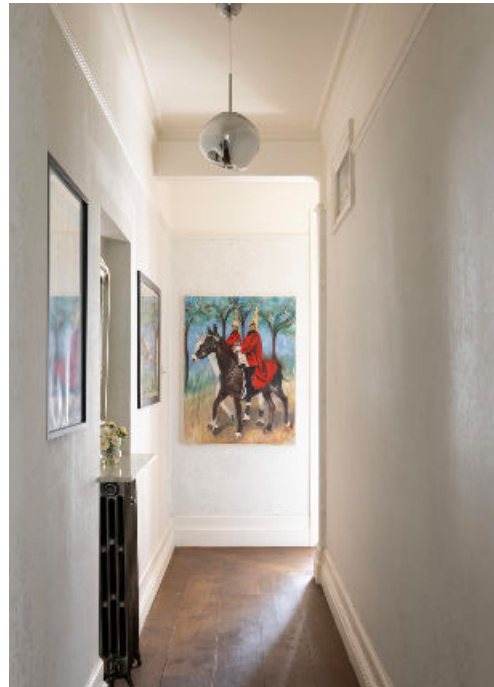
Service charge: £13,584.16 per annum, reviewed every year, next review due 2025

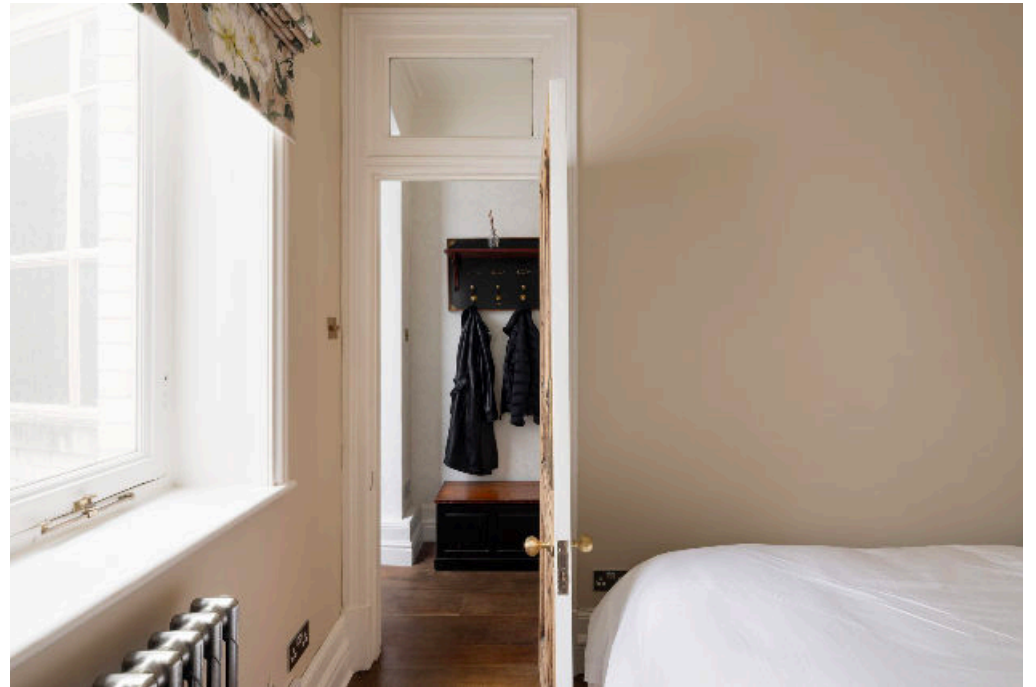
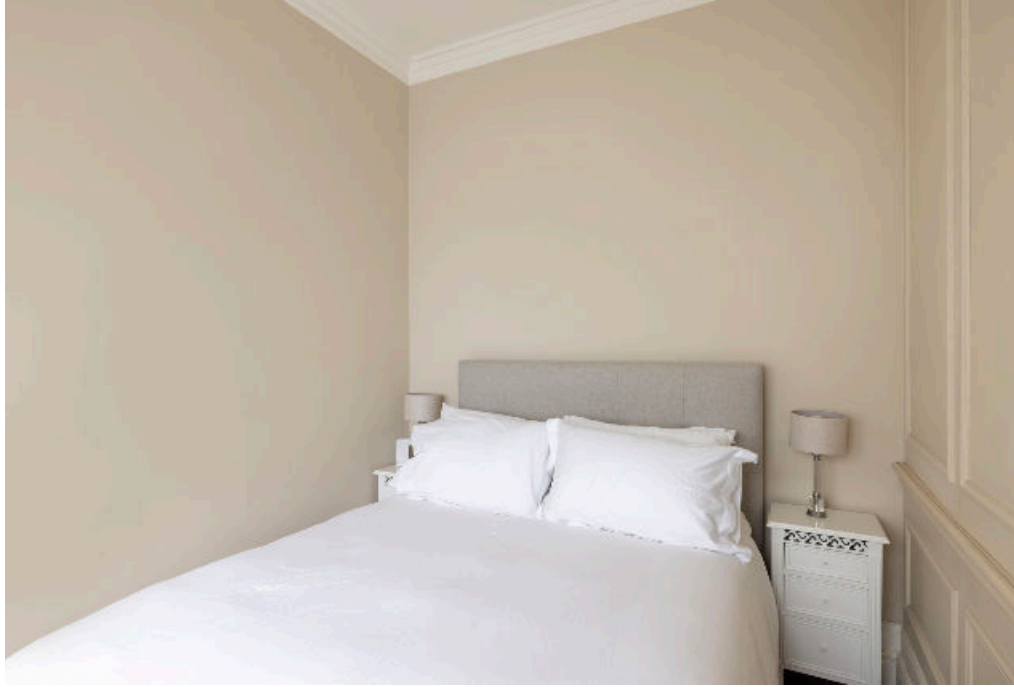
Ground rent: £45 per annum, reviewed every year, next review due 2025

Local authority: City of Westminster

Council tax band: G



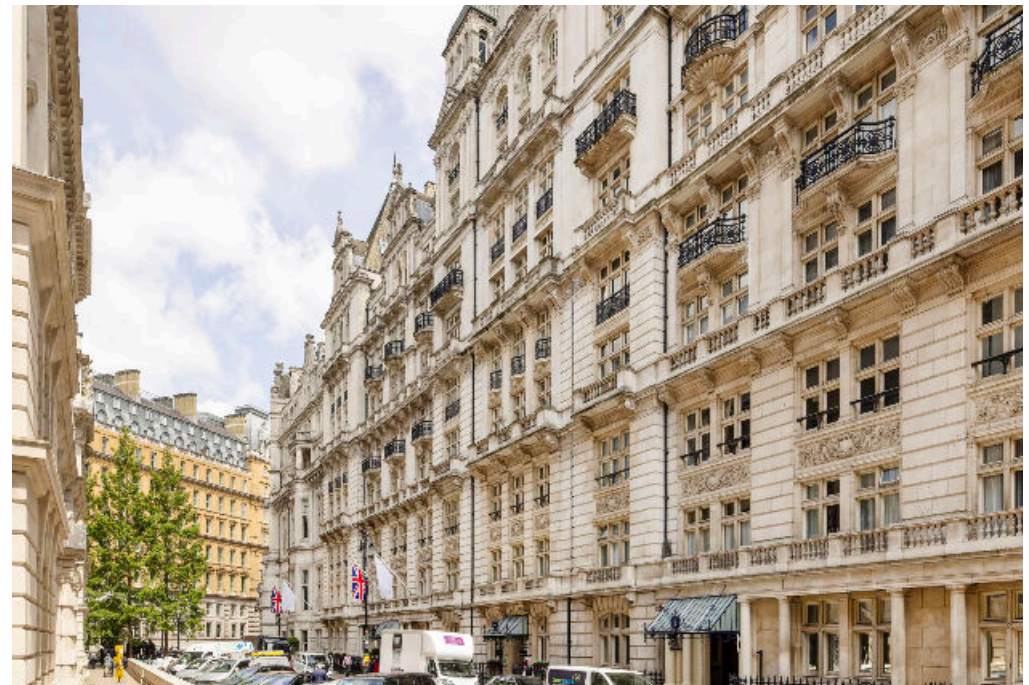




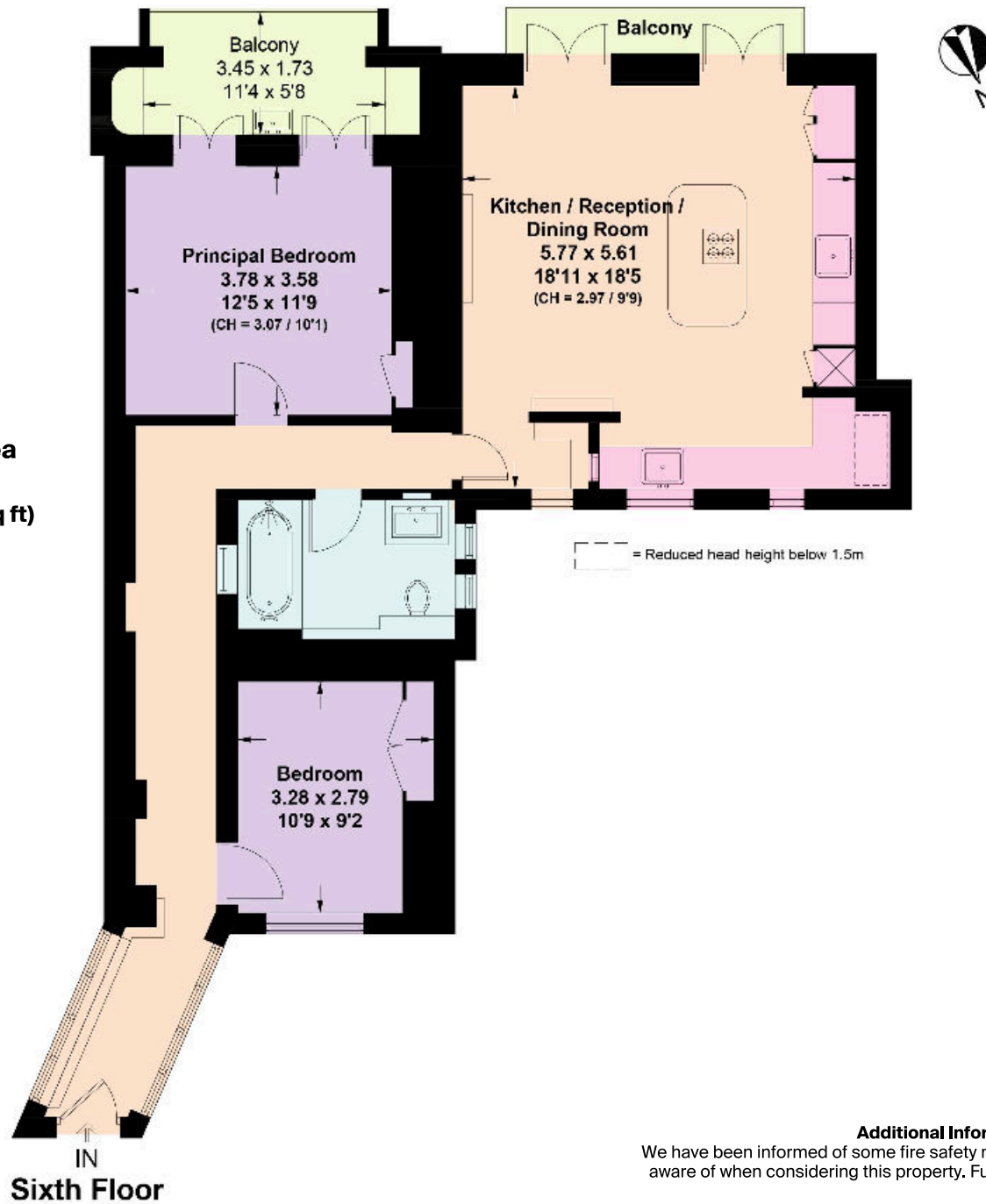


Location

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, the National Portrait Gallery, the Covent Garden Piazza, the Southbank Arts Centre for the Royal Festival Hall, and the National Theatre. Opposite Whitehall Court is the prestigious 5* Raffles Hotel, and adjacent is the 5* Corinthia Hotel with luxury facilities including the ESPA spa and pool. St. James's Park is within close proximity, leading to Green Park and Hyde Park.







Approximate Gross Internal Floor Area
86.8 sq m / 934 sq ft
(including limited use area 1.9 sq m / 20 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.

Additional Information

We have been informed of some fire safety matters which applicants should be aware of when considering this property. Further information will be provided.

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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 October 2024. Photographs and videos dated October 2024.

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