



RUSSELL SIMPSON

Superlative seventeenth-century
four-bedroom townhouse moments
away from Green Park

ST JAMES'S PLACE
ST JAMES SW1A

St James's Place

£6,500,000

| | | | |
|----------------|-------------------------|--------------|--------------------|
| BEDROOMS 4 | INTERNAL 3,340 SQ FT | OUTDOOR — | COUNCIL TAX — |
| BATHROOMS 4 | 310 SQM | EPC D | TENURE Freehold |



The Property

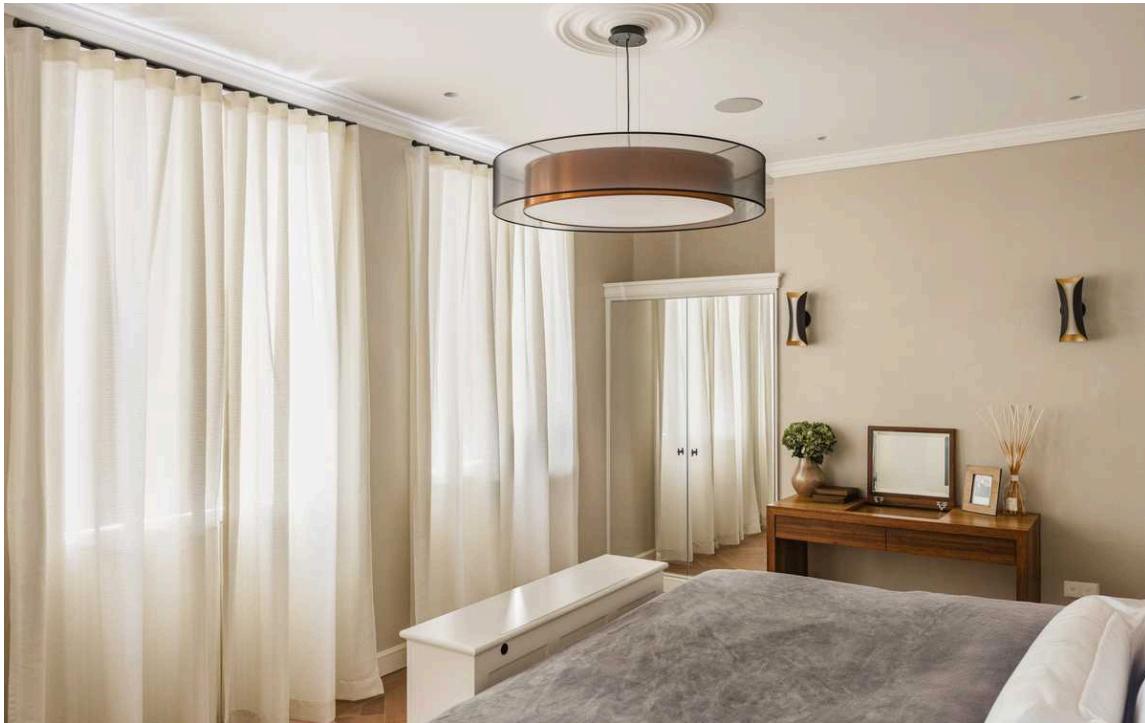
Grade II listed house with sophisticated interiors on a prestigious street in the heart of St James's

This historic house has been decorated in a sophisticated contemporary style that maximises the sense of comfort and space. Newly refurbished, it is presented in immaculate condition, with air conditioning in several main rooms.

Indoor Spaces

Stepping into the house on the ground floor, the entrance hall leads into a bright open-plan kitchen. This includes a central island breakfast bar, top-of-the range appliances, a dining area and a flexible space with an overhead skylight currently used as a family playroom. High ceilings and wooden floors add to the sense of brightness and volume.





The Bedrooms

The lower ground floor features a bedroom, a home gym, a steam room, a utility room, a guest WC and considerable storage space. Meanwhile, the second floor offers a spacious principal bedroom suite, containing bedroom, dressing room and bathroom with a bath. Finally, the third and fourth floors both offer ensuite bedrooms.





Double Reception Room

The first floor is entirely occupied by an impressive double reception room, with three south-east-facing windows at the front flooding the space with daylight.



The Neighbourhood

This unique terrace of houses was first built in late seventeenth century with nineteenth-century additions.

St James's Place is one of the most historic streets in London. A prestigious and secluded address, it has been occupied over the years by writers, explorers, aristocrats and politicians, as well as the childhood home of Winston Churchill.

From here, the restaurants and shops of Mayfair are close, and so too the members' clubs of St James's. Furthermore, the open spaces of Green Park and Hyde Park are within easy reach, while the theatres of the West End are a short walk away.

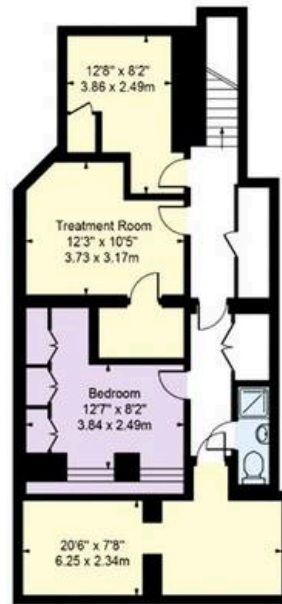
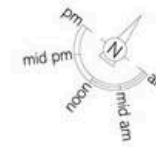


St. James's Place,
SW1A

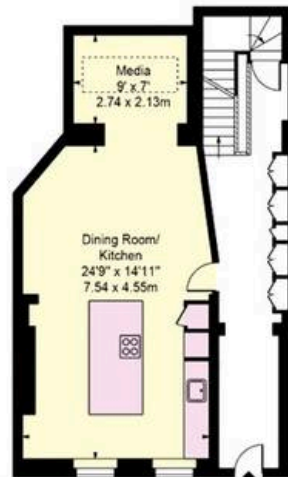
Approx Gross Internal Area
3,340 sq ft / 310.30 sq m

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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.



LOWER GROUND FLOOR



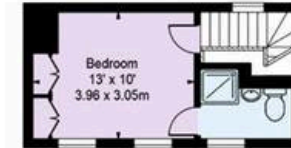
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



FOURTH FLOOR



THIRD FLOOR

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