

## **RUSSELL SIMPSON**

Superlative lateral flat with secure  
parking and beautiful terrace  
overlooking Green Park

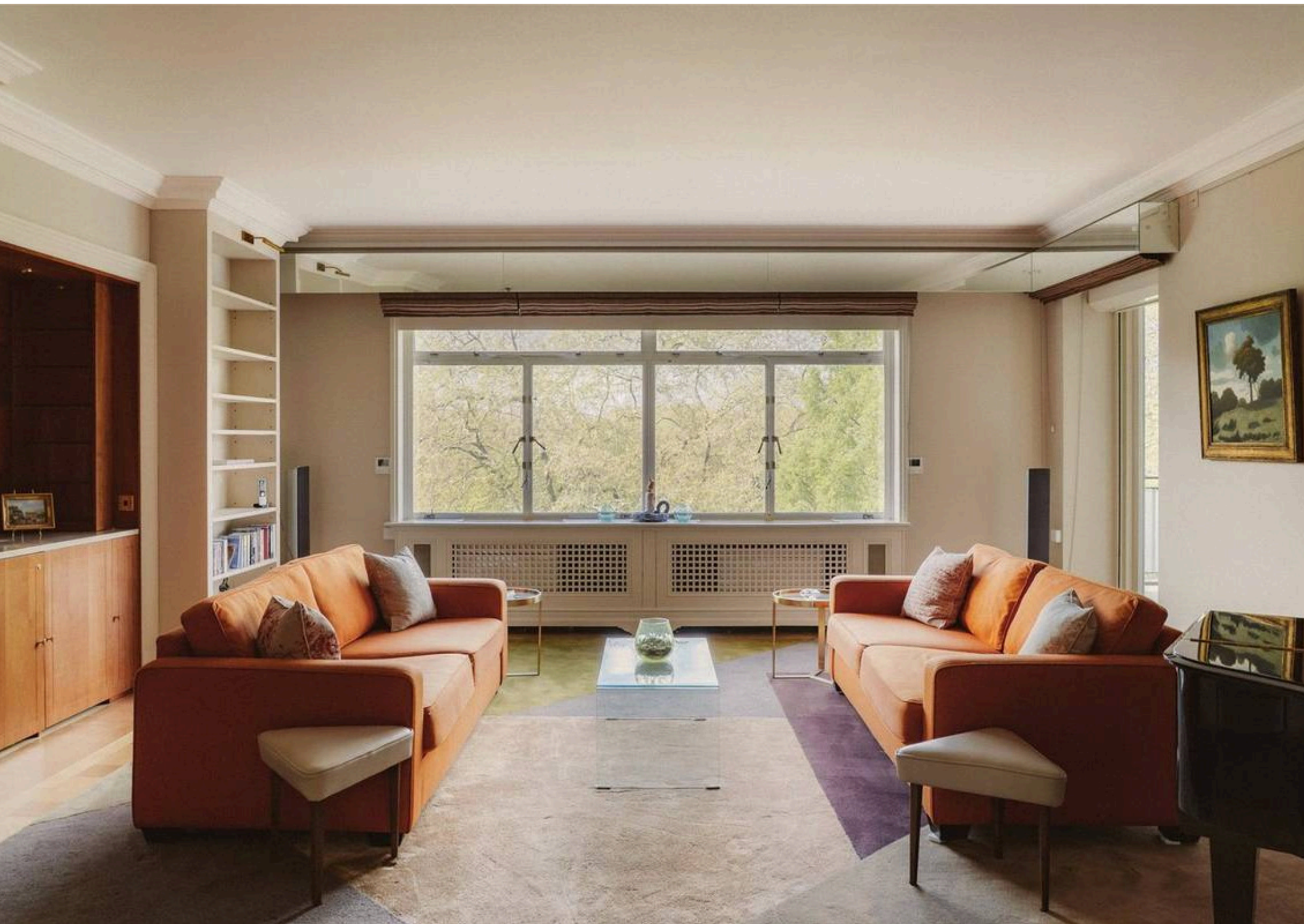
ST JAMES'S PLACE  
ST JAMES SW1A

St James's Place

£5,000 <sub>P/W</sub>

BEDROOMS 3	INTERNAL  2,889 <sub>SQ FT</sub>  268 <sub>SQM</sub>	OUTDOOR  187 <sub>SQ FT</sub>	FURNISHED STATUS  Furnished
BATHROOMS 3		EPC  C	COUNCIL TAX  H





# The Property

Exceptional flat in a prestigious building with communal garden on a historic street in St James's

Entering the flat on the fourth floor, the front hall leads into an impressive reception room with wooden floors and a wide window overlooking Green Park. Next door is another attractive reception room, and both these spaces have French doors opening onto the balcony.







## Indoor Spaces

The kitchen has a central island breakfast bar and an informal dining area. Meanwhile, the hallway offers a guest WC, a utility room and further storage space.





## The Bedrooms

The flat also features three bedrooms. The principal bedroom includes a dressing room and an ensuite bathroom with a bath. The other two bedrooms are also ensuite and also feature considerable wardrobe space.







## The Design

The interiors blend classical and contemporary details to create a timeless setting. Large windows and well-proportioned rooms add to the brightness, while the lateral layout creates versatile and convenient spaces.





## Outdoor Spaces

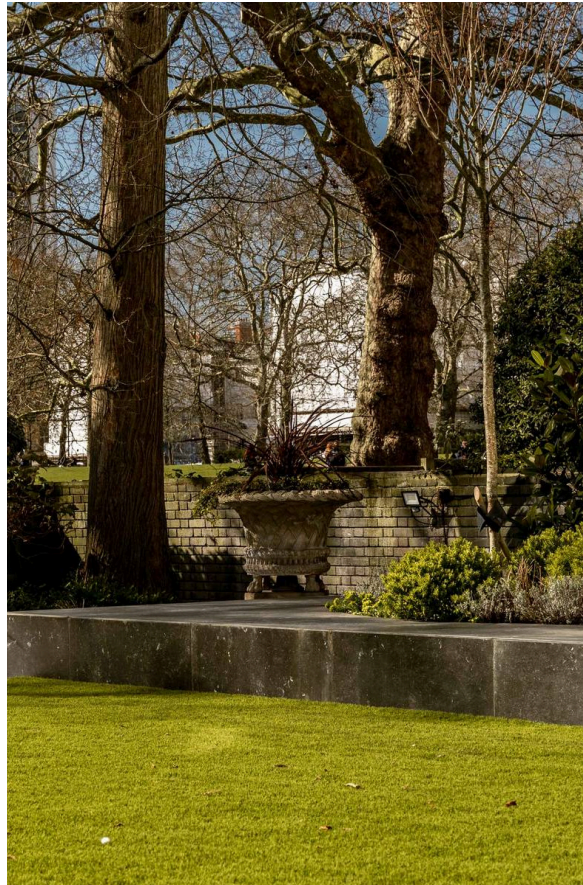
The flat includes a terrace with spectacular views and enough space for outdoor dining.



# The Neighbourhood



Russell Simpson



St James's Place

Residents have two underground parking places and access to a shared garden beside Green Park. This sought-after building also has a lift and 24-hour porter.

St James's Place is one of the most historic streets in London. Over the years it has been occupied 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, SW1

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**Approximate Internal Area**  
2,888 sq ft/ 268 sq m

**Outside Area**  
187 sq ft/ 17 sq m  
**Parking Space**  
319 sq ft/ 30 sq m

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.





**RUSSELL  
SIMPSON**

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## Contact Us

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