

# ST. JAMES'S PLACE

London • SW1A



HARWOOD  
ADVISORY



At almost 3,000 sq.ft, this spacious three-bedroom lateral apartment, set within the heart of St James's, boasts a large west facing roof terrace.

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Accessible via a lift, the apartment is situated on the fourth floor of this popular St. James's Place building, offering stunning, unincumbered views over Green Park and beyond.

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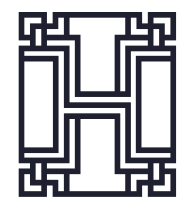
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The apartment benefits from a double reception room leading to the generous roof terrace. Off the entrance hall is a separate laundry area leading into a spacious kitchen breakfast room.

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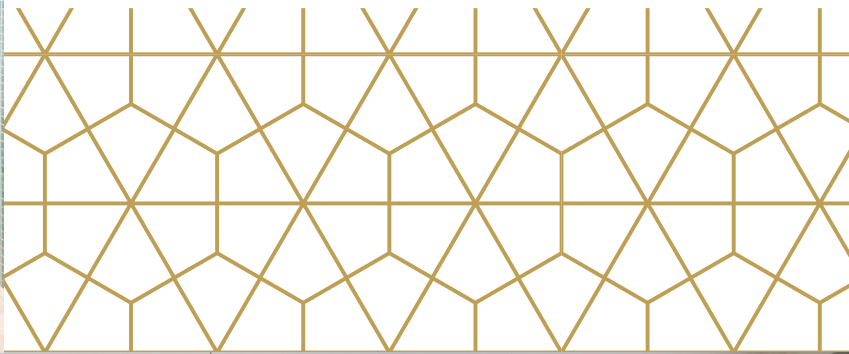


There are three double bedrooms, all en-suite, including the generous principal suite with dressing area. The building comes with 24-hour portorage, two underground parking spaces and a separate storage unit.



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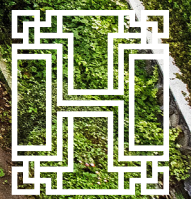
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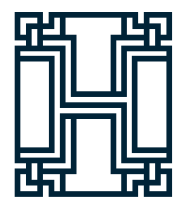


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Set within the heart of St James's with some of the world's most iconic places, including the hotels, Ritz, Stafford & Dukes and the oldest wine merchant Berry Brothers & Rudd.

Other famous landmarks being St James's Palace and Green Park. For those with a penchant for fine food & wine, Wiltons is moments away, which first opened its doors in 1742, making it one of London's oldest restaurants and testament to its quality that it still operates today.



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## Accommodation

Entrance Hall | Double Reception Room | Kitchen / Breakfast Room | Cloakroom | Utility Room | Principal Bedroom with Ensuite Bathroom & dressing area | Two Further En-Suite Bedrooms | Brand new designed and landscaped Communal Garden | Large West Facing Terrace | Two Underground Parking Spaces | 24-hour concierge | Air Conditioning | Storage Room in basement.

## Terms Tenure:

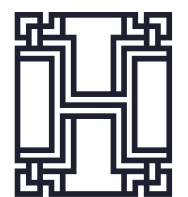
Share of Freehold (Expires Sep. 3019)

**Council Tax:** Band H

**Local Authority:** Westminster

**Service Charge:** £64,000 p/a

**Asking Price:** £10,950,000



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4, 25 St James's Place, SW1

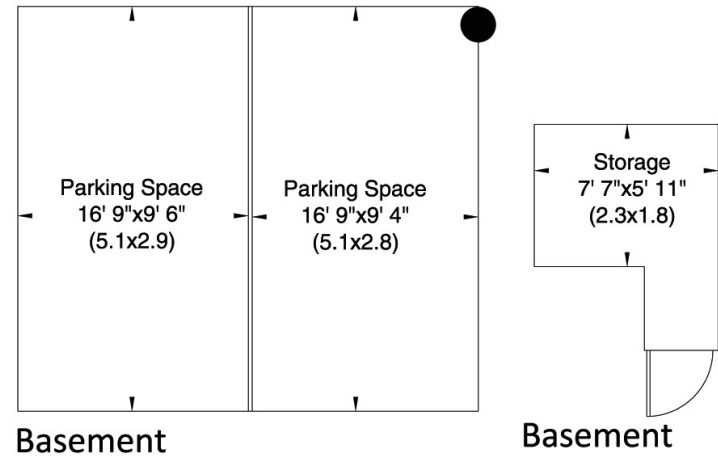
Approximate Gross Internal Area  
268 sq m/ 2889 sq ft

Not to Scale, for identification only



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ENERGY EFFICIENCY RATING:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



For more information, contact:

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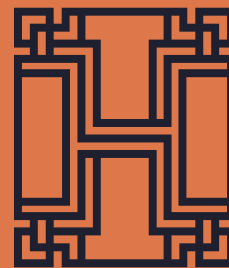
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Particulars dated September 2024. Photographs and videos dated July and September 2024.