

RUSSELL SIMPSON

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

ST JAMES'S PLACE,
ST JAMES'S SW1A

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£6,000,000

BEDROOMS 4	INTERNAL 3,340 SQ FT	COUNCIL Westminster	
RECEPTION ROOMS 3	310 SQ M	EPC D	COUNCIL TAX Band H
BATHROOMS 4	—	TENURE Freehold	



The Property

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

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 lower ground floor features a bedroom, a home gym, a steam room, a utility room, a guest WC and considerable storage space.







Indoor Spaces

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 Bedrooms

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.







The Design

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.

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



The Neighbourhood

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.



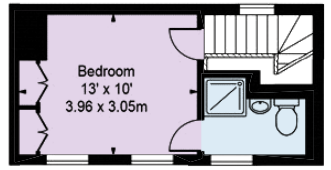
Russell Simpson

St James's Place

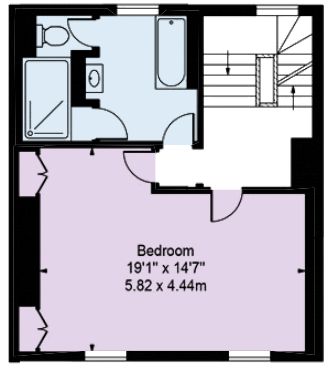


APPROXIMATE INTERAL AREA

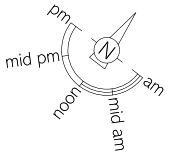
3,340 SQ FT / 310 SQ M

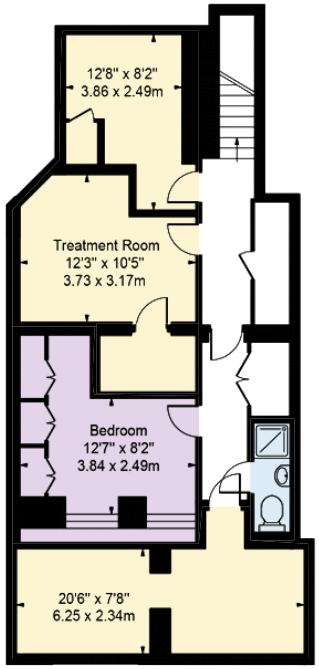


FOURTH FLOOR

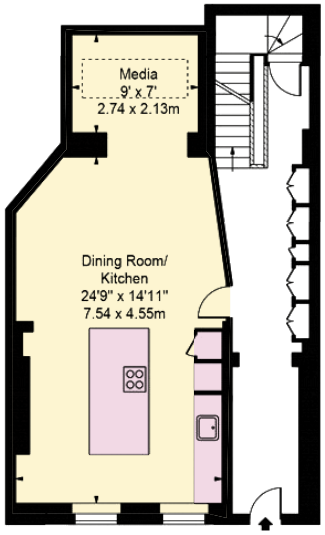


THIRD FLOOR

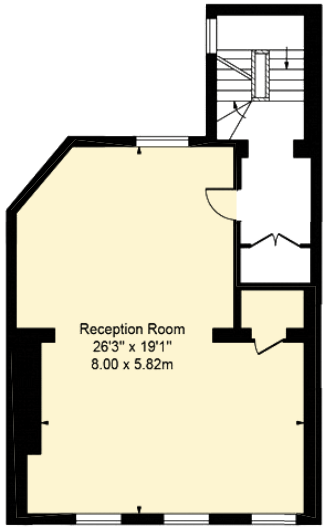




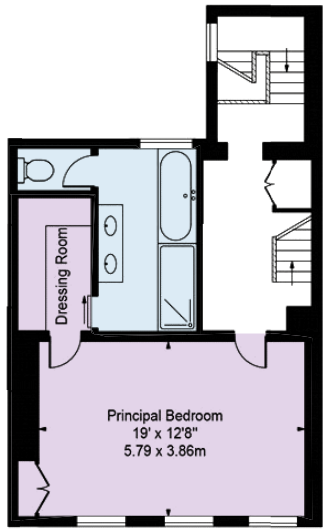
LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

RUSSELL
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