

RUSSELL SIMPSON

A graceful townhouse in the heart of St
James's

CLEVELAND ROW
ST JAMES'S SW1A



Cleveland Road
St James's SW1A

£4,995,000

BEDROOMS 3	INTERNAL 2,326 SQ FT	AMENITIES Balcony	COUNCIL Westminster
RECEPTION ROOMS 2	216 SQ M	EPC D	COUNCIL TAX Band H
BATHROOMS 3	OUTSIDE 71 SQ FT	TENURE Freehold	



Indoor Spaces

This handsome Grade II listed residence unfolds across five floors with two reception rooms and three bedrooms.

Entering the house on the ground floor, a well-proportioned reception room features an ornate fireplace, dark wood panelling and flooring, and recessed ceiling lighting, with tall windows filling the space with light.

Stairs lead down to the lower ground floor, where the kitchen acts as the perfect juxtaposition to the ground floor, here marble countertops, and modern appliances along with sliding glass doors that open towards well-appointed lightwell beyond. A utility room, plant room and vault sit alongside on this level.

A second, grander reception room is on the first floor, where floor-to-ceiling windows, with Juliet balconies and a central arched oriel window fill the room with light. This room also features an ornate marble fireplace and high ceilings with decorative cornicing.



Russell Simpson

Cleveland Row



The Bedrooms

The second floor accommodates a principal bedroom with large windows and dark wood flooring, together with an ensuite featuring a freestanding marble bath.

The third floor provides two further bedrooms, both with ensuite bathrooms and built in storage.



The Design



Notable architectural details include the carved wood fireplace mantel and walls, high ceilings, moulded ceiling cornices, and the central arched oriel window to the first-floor reception room, all adding to the character and scale throughout the house.

Outdoor Spaces & The Neighbourhood

The first-floor reception room includes two Juliet balconies off the front of the building.

Cleveland Row is a quiet residential address in the heart of St James's, moments from Green Park and within easy reach of St James's Palace, Pall Mall and St James's Street. The area is known for its upmarket boutiques, galleries and restaurants, with Green Park and St James's Park underground stations both a short walk away.



Cleveland Row



APPROXIMATE INTERNAL AREA

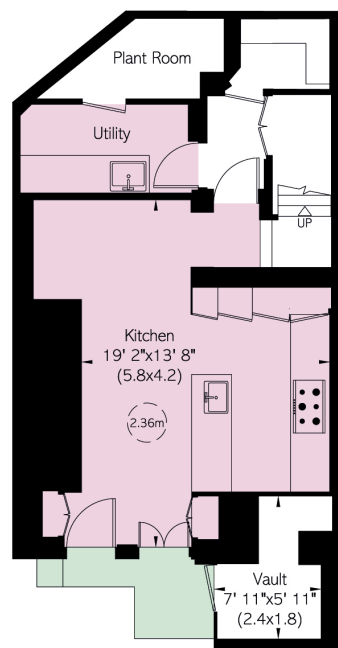
2,326 SQ FT / 216 SQ M

INCLUDING LIMITED USE AREA

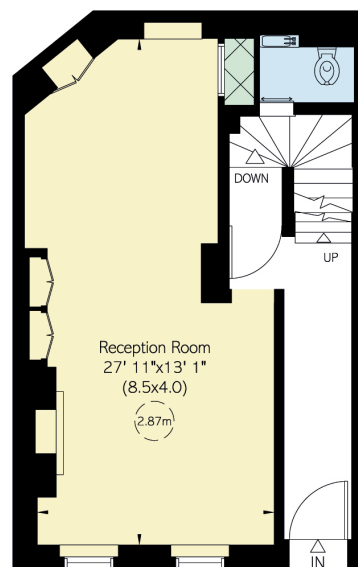
69 SQ FT / 6 SQ M

OUTSIDE AREA

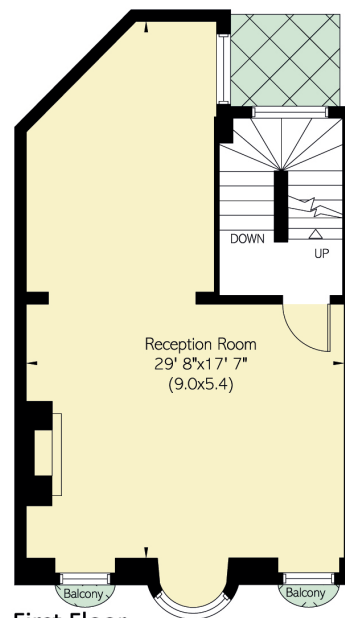
71 SQ FT / 7 SQ M



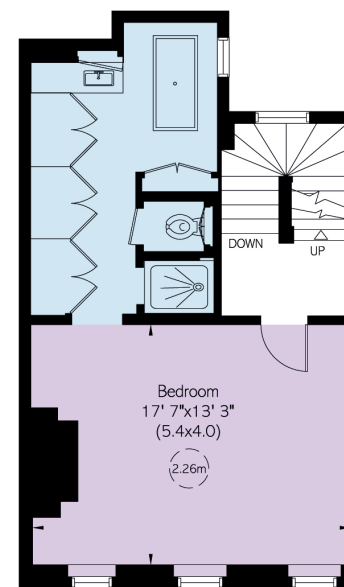
Lower Ground Floor



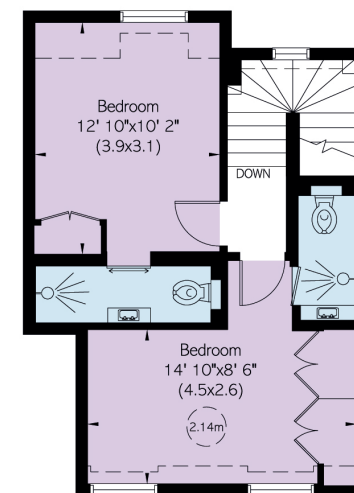
Ground Floor



First Floor



Second Floor



Third Floor



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October 2021