



ST JAMES'S SQUARE, SW1

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A unique two bedroom lateral apartment with beautiful views over prestigious St James's Square.

Located on the fourth floor of a secure residential building, this excellent, well lit lateral apartment benefits from day porter, lift and triple aspect views overlooking the greenery of St James's Square and historic Pall Mall.

ACCOMMODATION:

- 2 bedrooms
- 2 bathrooms
- Dual aspect reception room
- Unique library/gallery
- Lift
- Porter
- Separate storeroom on 10th floor



SITUATION:

South of Piccadilly and west of Haymarket, the village of St James's remains at the hub of the cultural and social life of the capital. Named after its Royal palace, St James's has for over 400 years provided grand homes, luxury goods and services to the aristocracy, and is characterised by its splendid period architecture, beautiful shop fronts, leading art galleries, auction houses, wine merchants, cosmopolitan restaurants and gentleman's clubs. Three of London's finest parks are on the doorstep, as are the Royal Academy, National gallery and many theatres. For the past 300 years, St James's Square has been one of the most fashionable residential addresses in London. Ideas for the Square's development were initially acted

upon in the late 17th Century, when Charles II extended a lease of the land held by Henry Jermyn, 1st Earl of St Albans. Countless well-known and influential individuals have resided in St. James's Square since the beginning of the 18th Century, including Nancy Astor, the first female MP, Prime Minister William Pitt the Elder, pioneering mathematician and daughter of Lord Byron Ada Lovelace, and generations of the Dukes of Norfolk, on the site of whose former mansion, 22 St James's Square, one of the few residential buildings in the square, now stands.

This is the first time this lovely family apartment has been on the market in 40 years.



ST JAMES'S SQUARE FLOORPLAN

Approximate Gross Internal Area
= 131.8 sq m / 1419 sq ft

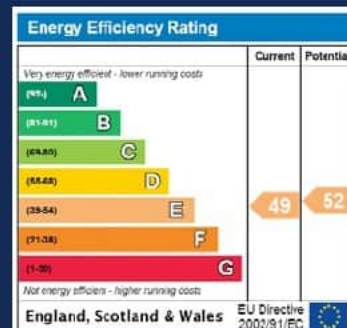
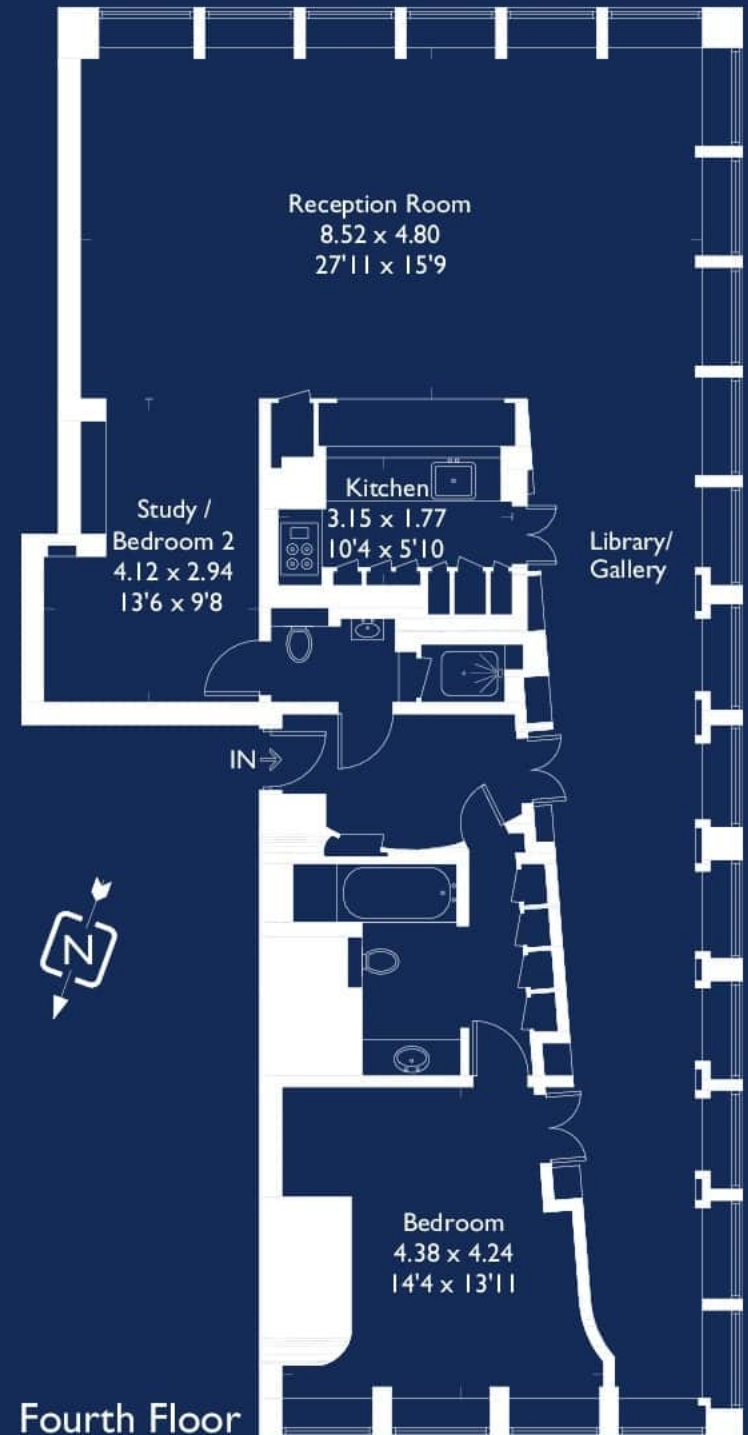
Terms

Tenure: Leasehold approximately 125 years remaining.

Local Authority: City of Westminster

Viewing: By appointment with Sole Agent Knight Frank Mayfair & St James's

Guide Price: £3,500,000



Fourth Floor