



# A beautifully renovated duplex penthouse

**Arlington Street, London, SW1**

£3,950,000 Leasehold Approx. 63 years remaining





Newly renovated • Period building • Quiet location  
 • Entrance Hall • Reception/ dining room • Kitchen  
 • Master bedroom with en suite shower room  
 • Second bedroom with en suite shower • Third bedroom  
 • Shower room • Lift access • Approx. 1,589 sq. ft. • EPC: D

#### About this property

Situated on the third and fourth floors of a discreet residential building in St James's, this newly renovated apartment benefits from bright, dual aspect accommodation and a large open-plan reception room with views towards the Ritz hotel, Piccadilly and South Mayfair.

With direct lift access on the third floor, the hallway leads to dual aspect reception/dining room and separate kitchen. The third bedroom and guest shower room are also located on this floor.

On the fourth floor is the dual aspect master bedroom with ample built-in wardrobes and beautifully appointed en suite bathroom. The second bedroom is also located on this floor and has an en suite shower room and built-in wardrobes.

#### Local Information

With iconic landmarks and beautiful architecture, St. James's offers a range of sophisticated, world renowned shops, restaurants and hotels including Fortnum & Mason, The Wolseley and The Ritz which are all on the doorstep.

The open spaces of St James's Park and Green Park are nearby, as are the historic palaces and clubs of St. James's.

Local transport links include Green Park Underground Station (0.2 miles) for the Jubilee, Victoria and Piccadilly lines (all distances are approximate).

#### Tenure

Leasehold

#### Local Authority

City Of Westminster

#### Energy Performance

EPC Rating = D

#### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Mayfair & St James's Office. Telephone: +44 (0) 20 7578 5100.





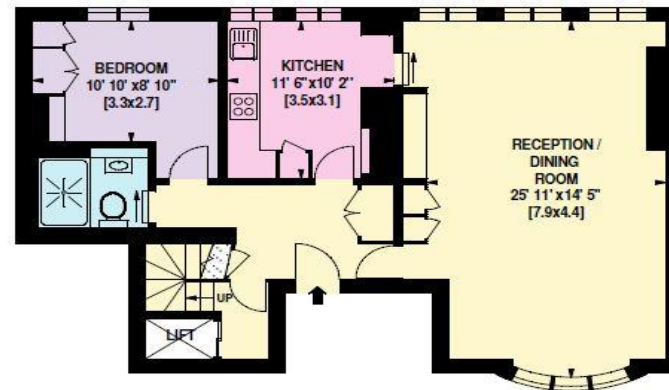


## ARLINGTON STREET, SW1

Approximate Gross Internal Area: 147.7 Sq. metres  
1589 Sq. feet



### FOURTH FLOOR



### THIRD FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	64
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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