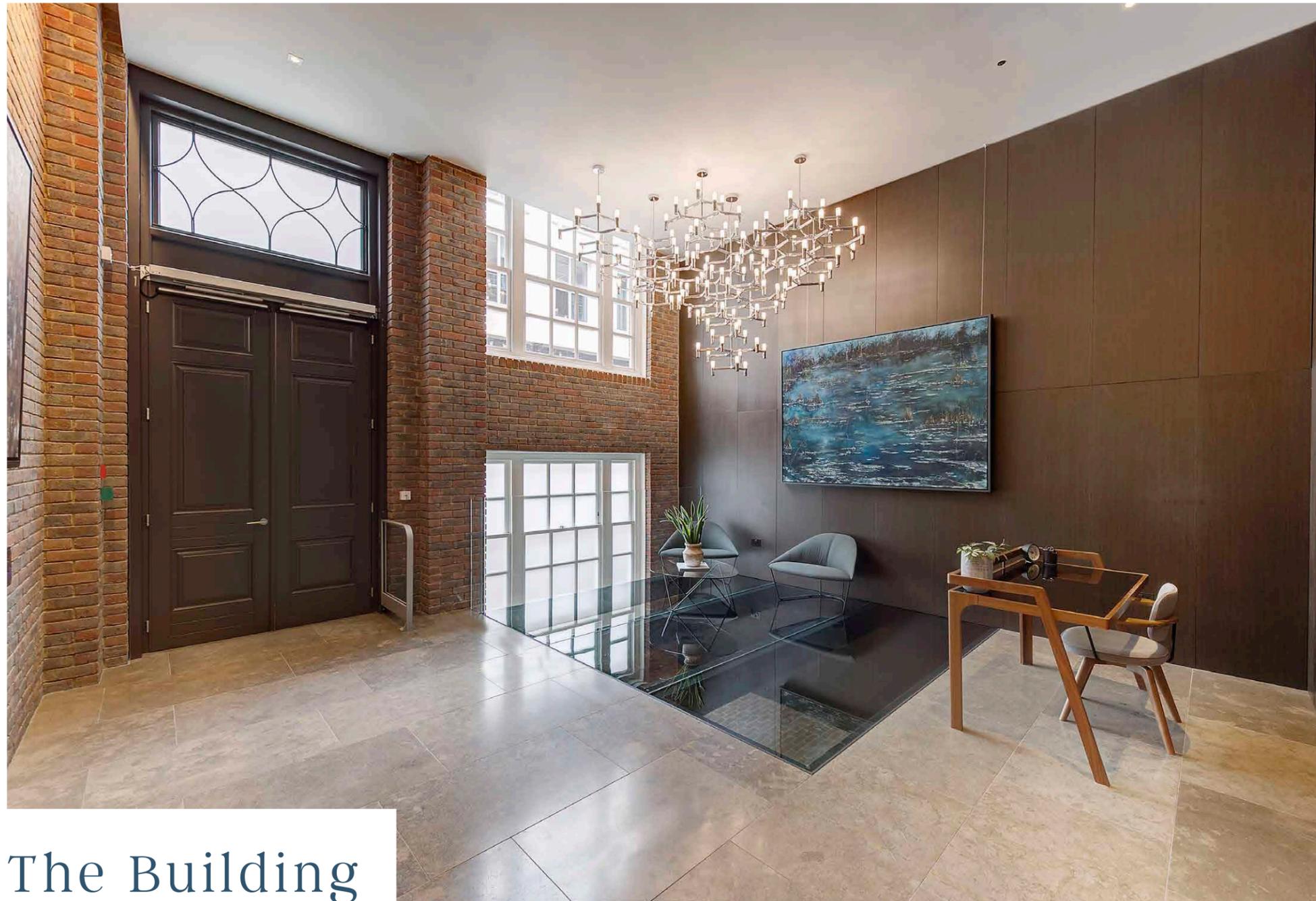


Duke
OF
York
STREET



The Building

Three recently developed apartments offering beautifully designed contemporary living, situated in this exclusive boutique development. With direct lift access and generous room proportions, each apartment boasts luxury modern living in New York loft style accommodation. Large windows and outside space allow for an abundance of natural light throughout.

The apartments are presented in excellent condition with high-end appliances, comfort cooling and under floor heating, together with a full home automation system (heating and lighting) and speakers throughout controlled via a simple yet intelligent interface. Flats A and B have recently had fibre-optic cables installed for WIFI, with the option for Flat C to potentially be connected too. There are fantastic views down iconic Duke of York Street towards St. James's Square, and the property boasts an impressive entrance hall with day-time concierge exclusively for the building.

Investment Opportunity

A rare opportunity to acquire a vacant trophy freehold in the heart of the West End.

- A rare trophy freehold building situated in the heart of St. James's
- Located within a short walking distance from St. James's Palace and Bond Street, surrounded by many of the world's high end retail brands and restaurants
- St. James's is home to many of the world's largest organisations such as BP, Rio Tinto and Diageo and is also renowned for its art galleries
- Offers are invited for the freehold interest



St. James's

The Location

Strategically positioned between the royal palaces and Houses of Parliament to the south and Mayfair to the north, St. James's has historically been known as an address linking power, wealth and luxury.

Steeped in history and tradition, for centuries the area has been home to London's wealthy and elite where high society socialised with monarchy and politicians, fine tailors and jewellers emerged together with galleries and clubs catering to its residents. While the area's commercial and residential environment is constantly evolving, its demographics remain unchanged.

St. James's is an exclusive residential area and is considered the most prestigious office village in the West End attracting large corporations such as Rio Tinto, Diageo, McKinsey & Company, HSBC Private Bank, BP and Rolex's UK headquarters. Recent prime developments in the immediate vicinity include 6 St. James's Square, the headquarters of Rio Tinto and 8 St. James's Square which will add further names to the already impressive local occupiers.

Nearby Bond Street and Saville Row offer global fashion and tailoring retailers including Chanel, Louis Vuitton and tailors such as Gieves & Hawkes, Richard James and Ozwald Boateng. In addition, high class restaurants, hotels and members clubs, including the world famous Ritz Hotel, the East India Club and the Wolseley are located close by.



Apartment A

- Two Reception Areas
- Dining Area
- High Specification Kitchen
- Utility Room
- Principal Bedroom with Dressing Room and En Suite Bathroom
- Three Further Bedrooms with En Suite Bathrooms
- Studio / Office
- Guest Bathroom
- Direct Lift Access from Lobby
- Solid Wood and Stone Floors
- 332.69 sq m / 3,581 sq ft

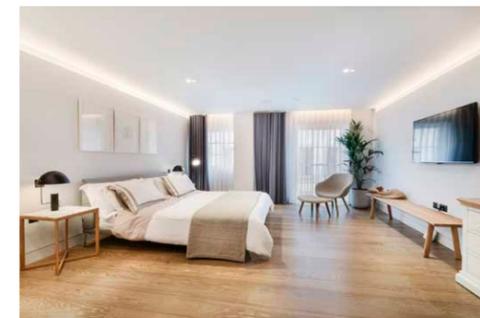
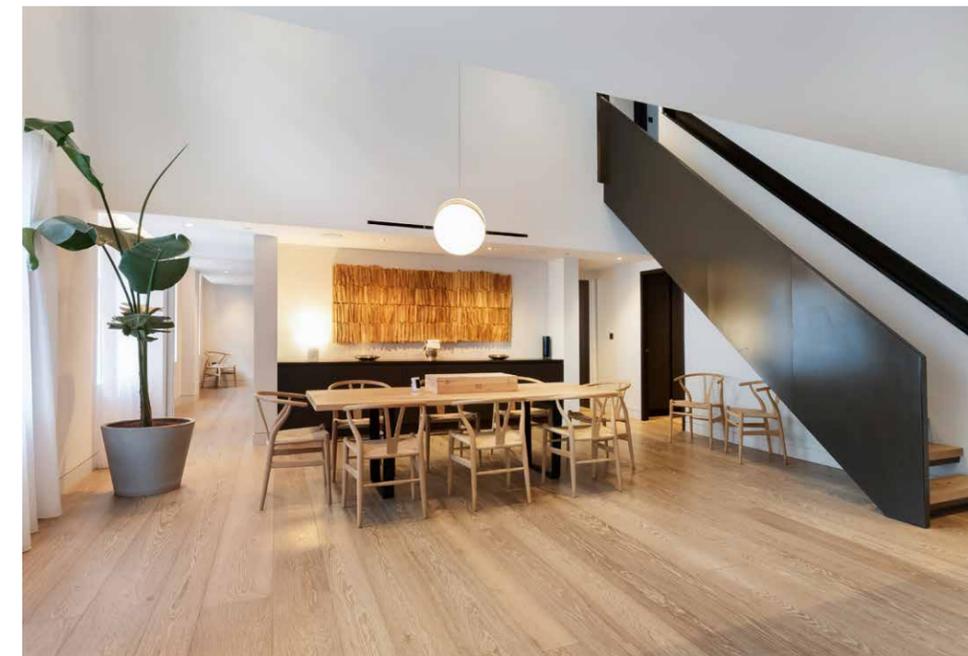
Duke of York Street, SW1

Gross internal area (approx.)
 333 Sq m (3581 Sq ft) Including Plant Room
 325 Sq m (3505 Sq ft) Excluding Plant Room
 For identification only, Not to Scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(91-124)	B		
(81-91)	C		
(69-80)	D		
(55-68)	E		
(39-54)	F		
(21-38)	G		
Not energy efficient - higher running costs			
		72	72

England & Wales EU Directive 2002/91/EC





Apartment B

- Reception Area
- Dining Area
- High Specification Kitchen
- Roof Terrace with Automated Privacy Awning and Heaters, with Access from Kitchen and Dining Areas
- Principal Bedroom with Dressing Room and En Suite Bathroom
- Two Further Bedrooms with En Suite Bathrooms
- Studio / Office
- Direct Lift Access from Lobby
- Solid Wood and Stone Floors
- 213.12 sq m / 2,294 sq ft

Duke of York Street, SW1

Gross internal area (approx.)

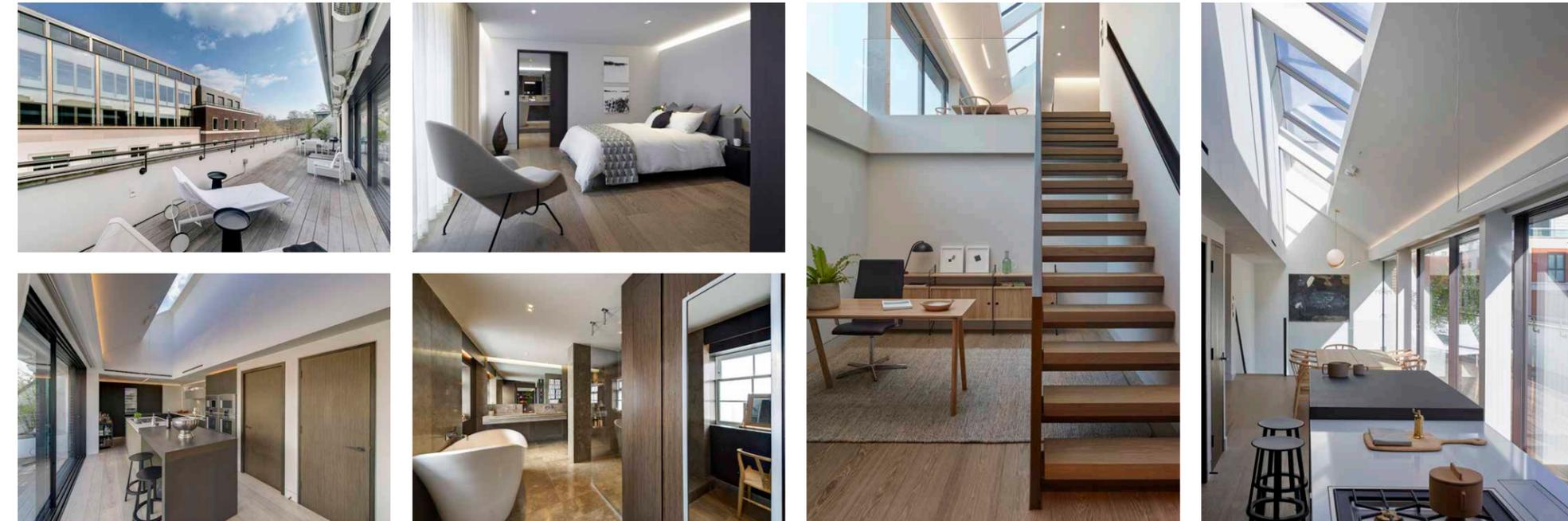
219 Sq m (2362 Sq ft) Including Plant Room

212 Sq m (2283 Sq ft) Excluding Plant Room

For identification only, Not to Scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	





Apartment C

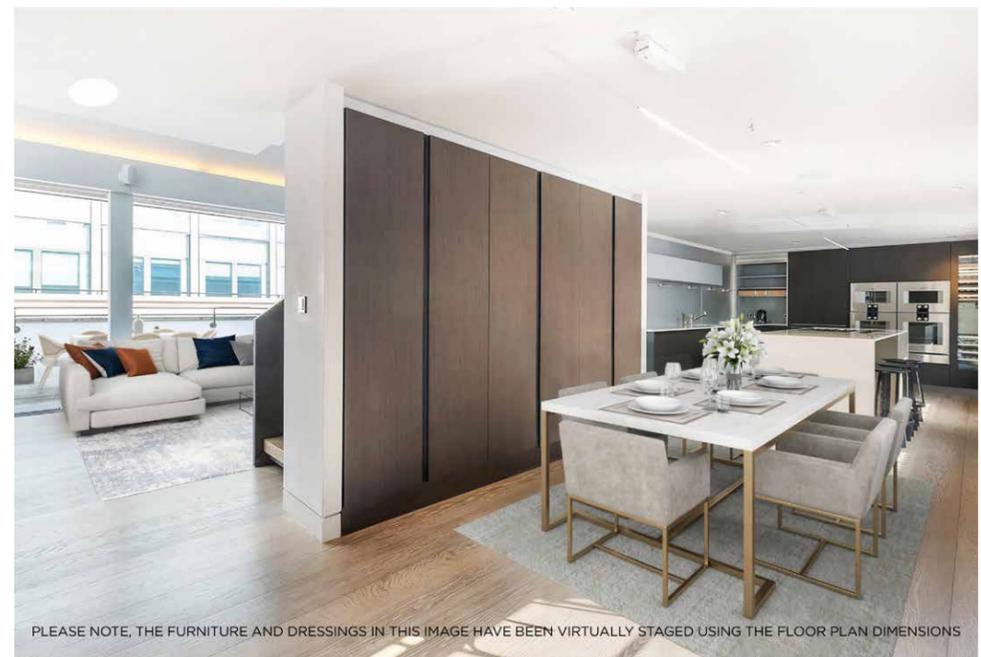
- Reception Area
- Dining Area
- High Specification Kitchen
- Original Feature Wall in Kitchen and Dining Area
- Roof Terrace
- Principal Bedroom with Dressing Room and En Suite Bathroom
- Guest Bedroom with En Suite Bathroom
- Direct Lift Access from Lobby
- Solid Wood and Stone Floors
- 150.97 sq m / 1,625 sq ft

Please note the furniture and dressing in this image have been virtually staged using the floor plan dimensions.

Duke of York Street, SW1
 Gross internal area (approx.)
 164 Sq m (1768 Sq ft) Including Under 1.5m and Plant Room
 150 Sq m (1615 Sq ft) Excluding Under 1.5m and Plant Room
 For identification only, Not to Scale



Energy Efficiency Rating			
Very energy efficient - lower running costs		Current	Potential
(92+)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D		75
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



PLEASE NOTE, THE FURNITURE AND DRESSINGS IN THIS IMAGE HAVE BEEN VIRTUALLY STAGED USING THE FLOOR PLAN DIMENSIONS



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Markers

1. 6 Duke of York Street
2. Christie's
3. The Ritz London
4. Fortnum & Mason
5. Burlington Arcade
6. Royal Academy of Arts
7. Gymkhana
8. Ralph Lauren Flagship Store
9. Huntsman & Sons
10. sketch
11. Hakkasan Mayfair
12. Claridge's
13. The Dorchester
14. HIDE
15. Piccadilly Theatre



Transport

The property is located within 300 metres of two London underground stations, Green Park (Victoria, Jubilee and Piccadilly lines) and Piccadilly Circus (Piccadilly and Bakerloo lines). Charing Cross Station is the nearest mainline station providing access to south east England as well as access to the Bakerloo and Northern lines.

Heathrow, Gatwick and London City airports are reached by using the Piccadilly and Jubilee Underground lines and mainline rail service from Victoria station. Eurostar services to continental Europe operate hourly from St. Pancras International Station.



Specifications

Kitchen

- Bulthaup kitchen
- Gaggenau steam and conventional oven
- Gaggenau dishwasher
- Gaggenau combi-microwave oven
- Gaggenau warming drawers
- Gaggenau wine unit
- Gaggenau gas hob
- Gaggenau telescopic table ventilation
- Quooker tap
- Sub Zero fridge and freezer
- Granite worktops
- Coffee machine

Bathrooms

- Porcelain tiles
- Geberit
- Victoria & Albert and Dornbracht sanitaryware

Heating & Cooling

- Crestron AV heating

Control4 Smart Home Automation

- Crestron automation control system

Wise Smart Ligh

- Crestron Lighting
- Nemo Lighting Chandelier

Door Entry System

- Crestron door entry automation control system

General

- Decoflame fireplace
- Bespoke Martek joinery
- Schotten Hansen oak wood flooring
- Underfloor heating
- Air conditioning
- Lutron lighting system
- Crestron home automation & AV system
- G-Network fibre



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