

Exceptional 3 bedroom duplex apartment of almost 2,500 sq ft.

Queen Anne's Gate, St. James's Park, Westminster, London, SW1H

£3,000 pw (£13,000.00 pcm) plus fees apply, Furnished, Unfurnished
Available Now

savills

Exceptional new duplex apartment of over 2,500 sq ft •
 Prestigious development with interiors designed by Linley • 2
 Large double bedrooms with spacious dressing area •
 Additional family/media room • 2 beautiful marble bathrooms
 plus guest WC • Generous reception room and fully-fitted
 contemporary kitchen • 24/7 lifestyle concierge • Excellent
 residents' facilities: Gym, Steam room, Sauna, Cinema, Lounge

Local Information

Queen Anne's Gate runs parallel to
 Birdcage Walk, sitting between
 Parliament and Buckingham Palace,
 with the tranquil and iconic St
 James's Park immediately behind.

About this property

Meticulous attention to detail can be
 seen in every corner and curve of
 this exclusive development.

Reception / Dining Room

- Dual aspect corner room with
 separate kitchen area – typically for
 apartments facing Queen Anne's
 Gate
- European oak herringbone parquet
 flooring

Kitchen

- Italian marble floor tiles
- High quality quartz worktops and
 splashback
- Miele appliances – combi oven,
 induction hob,
 dishwasher, fridge freezer and wine
 cooler, warming drawer, integrated
 recirculating extract unit

Master Bedrooms

- Walk-in dressing area with bespoke
 European oak veneer faced built-in
 wardrobes, drawers and shelving
- Generally, vein matched Italian
 marble slabs to walls, floors, vanity,
 shower room and bathroom tops

Secondary Bathrooms

- Italian marble tiles to walls and
 floors

- Walk-in shower with Italian marble
 slab shower tray
- Italian marble shower niche
- Bespoke built in vanity unit and
 cabinets
- Electric underfloor heating Utility
 Room / Services Cupboard
- Miele washing machine and tumble
 dryer or washing machine/drier
 combi

Heating and Cooling

- Wet underfloor heating (apart from
 bathrooms)
- Comfort heating and cooling to all
 principal rooms with all units
 concealed within wall or ceiling
 details
- Heat recovery ventilation system
 with integrated boost function

Please note: There are planned
 building works near this property.
 For more information, please contact
 our office.

Furnishing

Furnished, Unfurnished

Local Authority

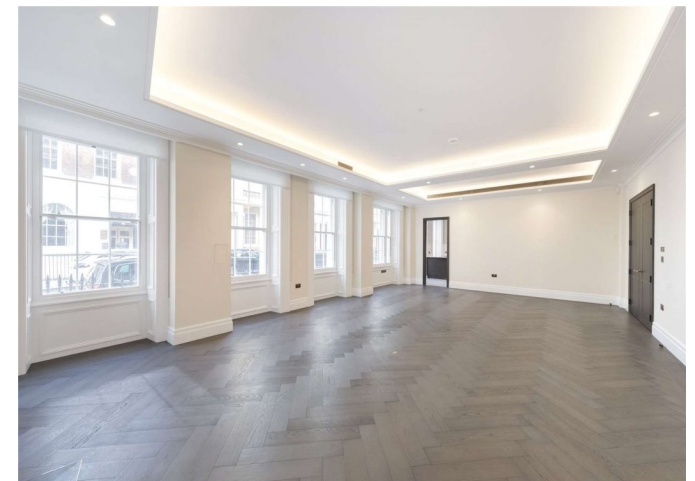
Westminster City Council

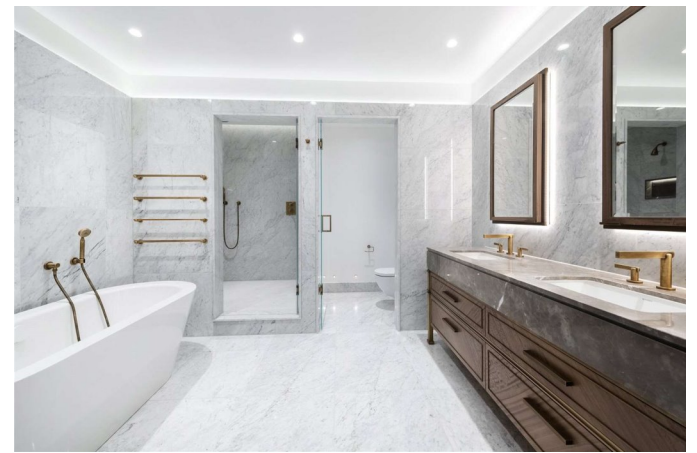
Energy Performance

EPC Rating = C

Viewing

All viewings will be accompanied
 and are strictly by prior arrangement
 through Savills Westminster &
 Pimlico Lettings Office.
 Telephone: +44 (0) 203 430 6870.





Queen Anne's Gate, St. James's Park, Westminster, London, SW1H
Gross Internal Area 2438 sq ft, 226.5 m²

Sean Tully
Westminster & Pimlico Lettings
+44 (0) 203 430 6870
sean.tully@savills.com

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DUPLEX
APARTMENT

LOWER GROUND FLOOR

GROUND FLOOR

This modern apartment offers a large open living area at ground level, with three bedrooms situated at lower ground, offering the ultimate privacy.

TOTAL AREA: 226.5 sq m / 2,438 sq ft
Lower ground floor area: 120.9 sq m / 1,301 sq ft
Ground floor area: 105.6 sq m / 1,137 sq ft

RECEPTION ROOM / DINING AREA
10.2 m x 6.0 m

KITCHEN
4.5 m x 3.9 m

MASTER BEDROOM
4.3 m x 4.2 m

MASTER ENSUITE
3.8 m x 3.3 m

BEDROOM 2
3.9 m x 3.3 m

ENSUITE 2
2.4 m x 2.1 m

BEDROOM 3
4.6 m x 3.2 m

ENSUITE 3
2.4 m x 2.1 m

DRESSING ROOM 1
3.8 m x 2.7 m

DRESSING ROOM 2
2.5 m x 2.4 m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	78	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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*There are different rules and fees for different tenancy types. For details of our fees and charges to go to [Savills.co.uk/tenant-fees](#). For more detailed information read our applicant guide at [savills.co.uk/applicant-guide](#). Hard copy available on request. . 20200226DEAE

