



# Remarkable new apartment

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

£850 pw (£3,683.33 pcm) plus fees apply, Furnished  
Available Now





- Exceptional new apartment
- Prestigious development with interiors designed by Linley
- Large double bedroom with spacious dressing area
- Beautiful marble bathroom
- Generous reception room and fully-fitted contemporary kitchen
- 24/7 lifestyle concierge

#### Local Information

Victoria Station provides national mainline services including the Gatwick Express, as well as underground services with the Victoria Line and District and Circle Line. Nearby St James's Park Station is the closest connection to the District and Circle Line and Westminster Station is equally convenient for its direct access to the Jubilee line heading to the City and Canary Wharf.

#### About this property

Meticulous attention to detail can be seen in every corner and curve of this exclusive development. This alchemic combination of preserved originality, ingenious design, and impeccable interiors has created 27 homes of unparalleled elegance set above a gym, spa, cinema and public rooms to rival the best of the neighbourhood's Clubland.

- Bespoke European oak veneered internal doors
- Marble floor entrance hall
- Video door entry system
- Intruder alarm to ground floor and lower ground floor apartments
- Dali lighting and provision for blind / curtain control
- Satellite and terrestrial TV distribution to all principal rooms
- USB power sockets by bedsides
- Electric mirror demisters to bathrooms containing showers

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

#### Furnishing

Furnished

#### Local Authority

City Of Westminster  
Council Tax Band = F

#### Energy Performance

EPC Rating = B

#### 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 747 sq ft, 69.4 m<sup>2</sup>

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Another well presented, self contained apartment, this second floor, one bedroom apartment with expansive dressing area, offers open plan living with an abundance of storage.

TOTAL AREA  
69.4 sq.m / 747 sq.ft.

RECEPTION ROOM / DINING AREA  
4.9 m x 4.9 m


KITCHEN  
3.3 m x 2.3 m

MASTER BEDROOM  
3.4 m x 3.3 m

MASTER ENSUITE  
2.7 m x 2.3 m

DRESSING ROOM  
3.3 m x 1.9 m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	87	87
(69-80) C		
(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 please go to Savills.co.uk/tenant-fees. For more detailed information read our applicant guide at savills.co.uk/applicant-guide.  
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