

Remarkable 3 bedroom apartment (with additional family/media room) of over 2,800 sq ft

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

 $\pounds 3,750 \mbox{ pw}$  ( $\pounds 16,250 \mbox{ pcm}$ ) plus fees apply, Furnished, Unfurnished Available Now



- · Exceptional new apartment of over 2,800 sq ft
- Prestigious development with interiors designed by Linley
- 3 Large double bedrooms with spacious dressing area
- Additional family/media room
- 3 beautiful marble en suite bathrooms plus guest WC

Generous reception room and fully-fitted contemporary kitchen

# 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.

General Specification:

- 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, Unfurnished

# Local Authority

City Of Westminster Council Tax Band = H

### 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.















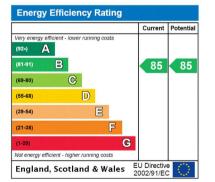






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