



# A highly desirable period freehold four bedroom

Old Queen Street, St. James's Park, London, SW1H

£3,950,000 Freehold









Beautiful Freehold townhouse • Four to five bedrooms (two en suite) • Further bathroom Three reception rooms Great ceiling heights • Historic location

### Local Information

Old Queen Street is a continuation of Queen Anne's Gate, running parallel to Birdcage Walk and sitting between Parliament and Buckingham Palace, with the tranquil St James's Park on your doorstep.

A wonderfully central location, and within a conservation area, houses in these streets are renowned for their heritage and elegance, having provided homes to gentry and Prime Ministers for over 300 years.

Today this is a location recognised for convenient proximity to London's most iconic landmarks, as well as its accessibility to the cultural attractions of London, including the Tate Britain Gallery and of course West End theatre land; Andrew Lloyd Webber's new 'Other Palace' is nearby in Palace Street.

Significant redevelopment of Victoria has seen £2billion spent to create a fantastic new residential and commercial destination, with numerous bars and restaurants at Nova, and brands including the chefs Jason Atherton; Michel Roux Jnr's Michelin starred Parliament Square restaurant is situated only minutes from the house.

Victoria Street has seen exciting retail development from Hugo Boss and Jo Malone, and the area has always been renowned for exceptional transport connections. 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

Presented in very good order, accommodation is arranged over six floors, briefly comprising four to five bedrooms, three bathrooms (two en suite), beautiful family kitchen, first floor drawing room and a private roof terrace.

A square bay through the front of the house enhances architectural appeal, as well as light through the front rooms of the house, providing an attractive street aspect.

This is a superb London family home offering great versatility and well-proportioned rooms. The first floor drawing room is delightful and the ceiling heights through all floors create a sense of great space.



### Tenure

Freehold

### Local Authority

City Of Westminster

### Energy Performance

EPC Rating = E

### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Westminster & Pimlico Office.

Telephone:

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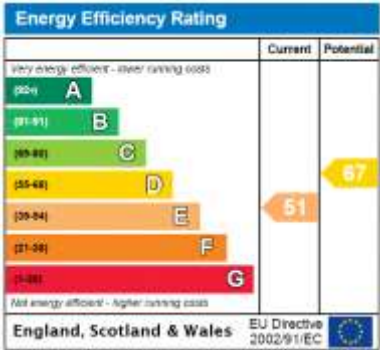


Old Queen Street, St. James's Park, London, SW1H  
Gross Internal Area 2707 sq ft, 251.5 m<sup>2</sup>

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