



Queen Anne's Gate
London, SW1H



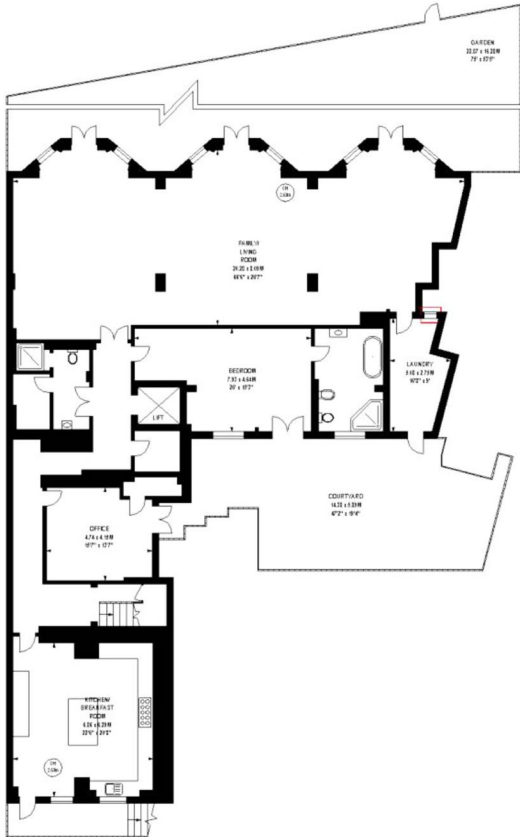


An exceptional and rarely available seven-bedroom property of grand proportions and fantastic views over Horse Guards Parade and St James's Park located moments from Buckingham Palace. At just over 11,600 square feet, it is currently one of the largest residential properties available on the open market in Prime Central London. This listed property is arranged over three floors with its grand private double door entrance leading onto an inviting stone pillar lined entrance hall and further comprises a magnificent 40" ball room, 66" reception room, a further reception room and library, seven bathrooms, large kitchen and laundry/utility room. This luxury residence has numerous features including a grand spiralling staircase, a number of fireplaces, private lift, use of daytime porter and exclusive use of private courtyard and garden accessed directly from the property.

Queen Anne's Gate runs parallel to Birdcage Walk with the tranquil green open spaces of St James's Park immediately behind. The street is within a conservation area with a number of listing buildings renowned for their heritage and elegance and the central location allows for easy access to some of London's most famous landmarks including The Houses of Parliament, Buckingham Palace, Tate Britain and West End's Theatre Land. There are a number of cafes, bars and restaurants in and around the continuously redeveloped Victoria Street as well as a number of excellent transport links including St James's Park underground station (Circle and District lines) and Victoria (Victoria, Circle and District underground lines, Mainline Station and Gatwick Express).

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- Luxury Residence in Excess of 11,600 Sq Ft
 - Seven Bedrooms and Seven Bathrooms
 - 66" Reception Room and 40" Ball Room
 - Two Further Reception Rooms
 - Private Entrance and Porter
 - Private Lift

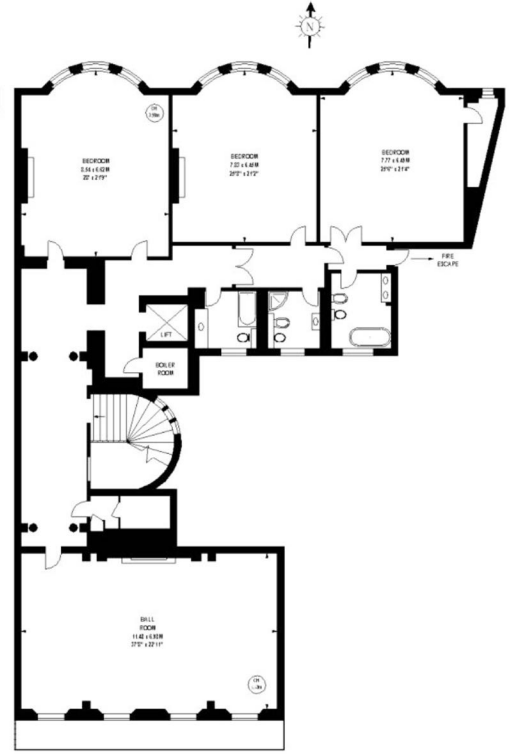
Tenure: Share of Freehold (900+ yrs)



36'7" x 14'6" Lower Ground Floor



36'7" x 14'6" Ground Floor



36'7" x 14'6" First Floor

Queen Anne's Gate, SW1H
 Approximate gross internal area
 1076.13 sq m | 11616 sq ft

Key:
 CH - Ceiling Height



The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the BS11 code of Measuring Practice and shall be taken in confidence in the information produced. It must not be relied on. It forms no part of any contract or agreement, you should carry out your own inspection of the property.
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Queen Anne's Gate, St James



