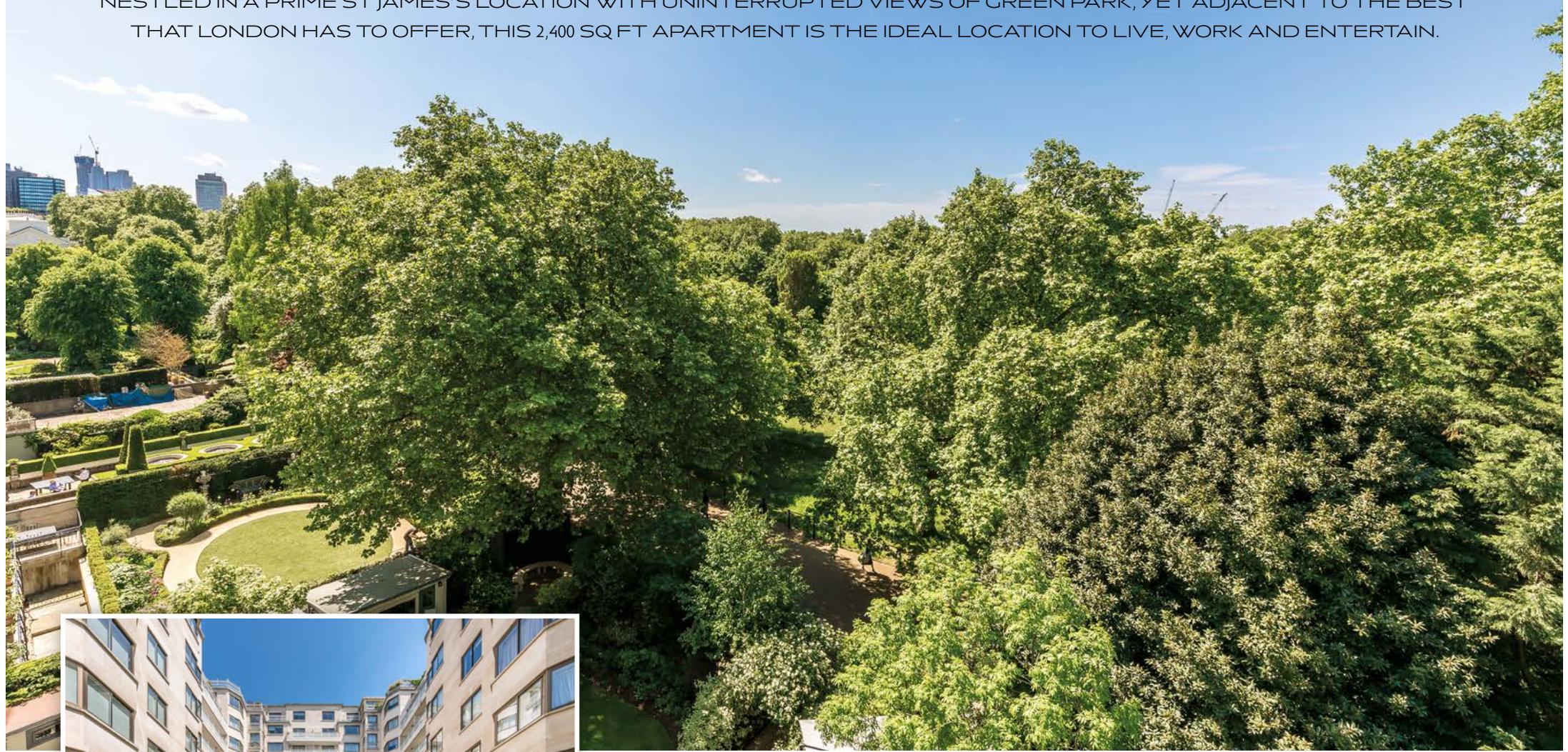


NESTLED IN A PRIME ST JAMES'S LOCATION WITH UNINTERRUPTED VIEWS OF GREEN PARK, YET ADJACENT TO THE BEST THAT LONDON HAS TO OFFER, THIS 2,400 SQ FT APARTMENT IS THE IDEAL LOCATION TO LIVE, WORK AND ENTERTAIN.



ARLINGTON HOUSE

ARLINGTON STREET • ST JAMES'S SW1

OFFERED TO THE OPEN MARKET FOR THE FIRST TIME, THIS APARTMENT IS SET ON THE FOURTH FLOOR, WITH A CORNER ASPECT, OF THIS SOUGHT-AFTER PURPOSE-BUILT BLOCK IN THE HEART OF ST JAMES'S.

The apartment has direct lift access which leads you to the private entrance opening into an exceptionally bright entrance hall with immediate views of the park. The vista draws you into the dining room and up to the floor to ceiling window. On the right is a 24ft wide reception room with three large windows taking in the south west facing aspect and providing stunning views of Green Park's natural beauty whilst providing an abundance of light, this then leads on to a prominent dual aspect study.



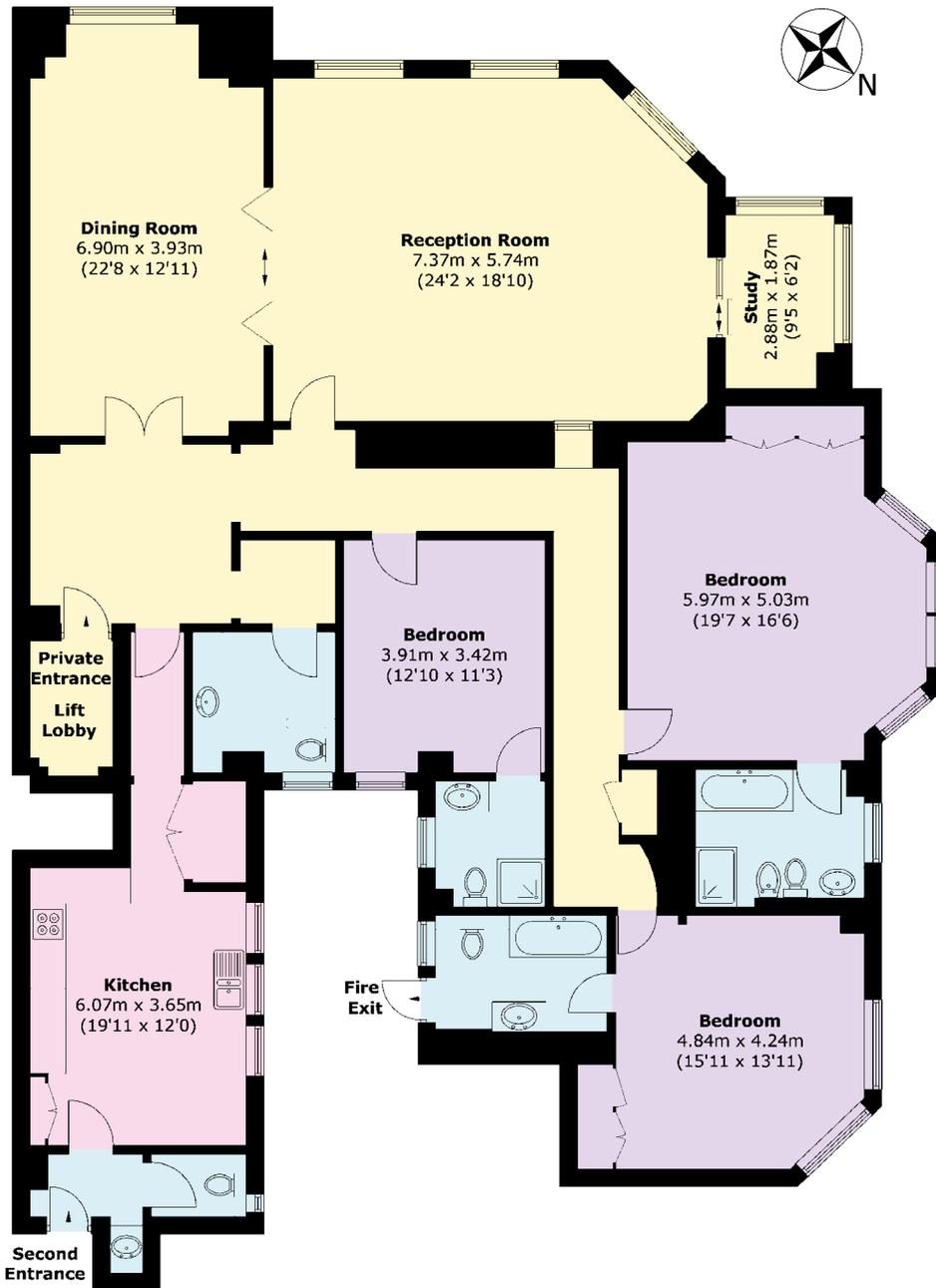


The principal bedroom has built in wardrobes, an en suite bathroom and a large bay window which looks out on to Arlington House's immaculately presented communal gardens and fountain. The second bedroom is dual aspect, also with an en suite bathroom and views of the private gardens. The third bedroom has an en suite shower room. There is a large guest WC and an additional WC accessed through the kitchen, ideally located close to the second entrance. The apartment is offered on a long lease with 24-hour concierge, air conditioning and direct lift access



Discretely positioned between the Ritz Hotel and St James's Palace, with Buckingham Palace a relaxing stroll through the park, it is easy to see why Arlington Street has been home to princes, Prime Ministers, and impresarios ever since King Charles II gifted the plot to Henry Bennett, 1st Earl of Arlington. The present-day Arlington House, designed in 1936 by renowned Viennese architect Michael Rosenauer, retains its classic essence with an impressive lobby, elegant courtyard, and immaculate gardens. It is an address steeped in history that appeals to investors intimate with London's most sought-after properties, and to lifestyle connoisseurs attracted to the Michelin starred restaurants, designer retailers and discreet private members clubs for which St James's is famous.





FOURTH FLOOR

TOTAL AREA (APPROX.) 2,409 SQ. FT (223.8 SQ. M)



- Uninterrupted views of Green Park ■ South West facing
- Three en suite bedrooms ■ Lift access to front and rear of property
- 24 hour concierge ■ Private gardens ■ Long lease

GUIDE PRICE - £7,500,000

TENURE - APPROXIMATELY 102 YEARS REMAINING

SERVICE CHARGE - £13,520 PER ANNUM

SOLE AGENT



WETHERELL

MAYFAIR'S FINEST PROPERTIES

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