



No. 10
ST JAMES'S SQUARE





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St James's Square, a distinguished Georgian enclave in Bath, was meticulously designed by architect John Palmer between 1790 and 1794. Comprising forty-five Grade I listed terraced townhouses, this square boasts an air of elegance and historical significance. Its unique distinction lies in being the sole complete Georgian garden square in Bath, providing a picturesque communal garden space for residents to enjoy.

Maintained by the Residents Association, St James's Square epitomizes Bath's architectural splendour and historical charm. The park, with secured gated access for the residents, is lovingly preserved and provides a tranquil retreat with its lush greenery and serene ambience.

No. 10 epitomizes luxury living, boasting a meticulously refurbished interior featuring exquisite details curated by renowned craftsmen. Bath stone elevations, deep cornices, and slate-tiled roofs exude timeless elegance. The property showcases hand-painted gold leaf gilding, rare marbles, bespoke cabinetry, and individually designed kitchens and bathrooms, culminating in a residence of unparalleled distinction. The walled rear garden is delightful, faces approximately West and is about 55' x 20' in size. It is designed with dividing parterres

of Box and Karen Blixen Roses and a 'wall' of elevated pleached hornbeam to provide further privacy.

The amenities surrounding St James's Square enrich the living experience, with St James's Street exuding a charming village ambience featuring a deli, pub, and newsagent. Proximity to esteemed educational institutions such as the Royal High, Kingswood, and St Stephen's Primary School adds to its allure. Sporting enthusiasts will appreciate nearby facilities including Lansdown Squash and Tennis Club and Lansdown Golf Club, while the Royal Crescent Hotel offers indulgent gym and spa amenities.

Residents enjoy easy access to Bath's vibrant City Centre, boasting an array of shopping options, fine dining establishments, cultural attractions such as the Theatre Royal and various museums, and the rejuvenating Thermae Spa. Bath Spa railway station conveniently connects to London Paddington and Bristol, while the nearby M4 offers swift routes to London, South Wales, Bristol, and the Midlands via the M5.

St James's Square presents an unparalleled opportunity to embrace the quintessential Bath lifestyle.





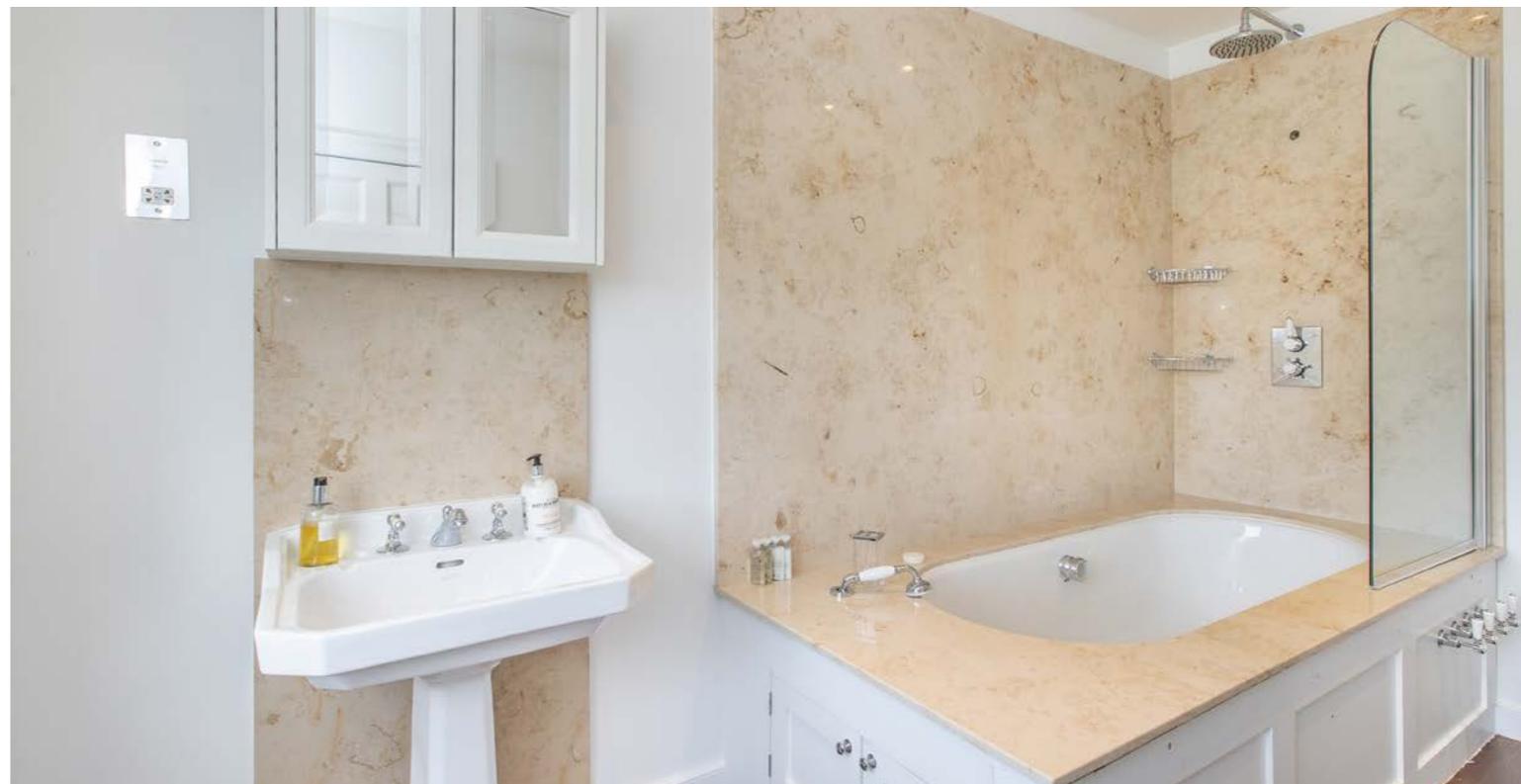


















LOCATION

Located in a prestigious and exceptionally convenient spot, 10 St James's Square offers unparalleled accessibility. Situated mere steps away from the bustling heart of the city, it boasts proximity to Royal Victoria Park, renowned for its splendid grounds, Botanical Gardens, golf course, tennis courts, and expansive children's play area. In addition to the myriad shops and amenities nestled in the heart of Bath, residents will find the convenience of a deli, greengrocer, chemist, and newsagent right within the square. Furthermore, swift access to the M4 is easily attainable without the need to traverse through the city, ensuring seamless connectivity.



FLOOR PLAN



Approx. Gross Internal Floor Area 4,145 Sq. Ft. / 385 Sq.M





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