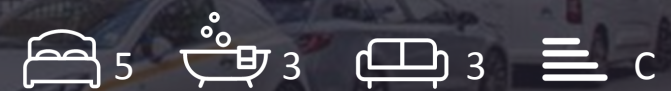




Palace Street, Westminster, SW1E 5HW

Asking Price £4,500,000





Buckingham Palace

St James's Park

The City

London Eye

Palace of Westminster

Canary Wharf

Victoria Station

Westminster Cathedral

Vincent Square

Palace Street

PRIV

Palace Street

Westminster, SW1E 5HW

- Exquisite family residence
- 2,729 sq ft (253.32 sqm)
- Ground floor terrace
- Freehold
- Chain Free
- Adjacent to Buckingham Palace

An exquisite family residence in Westminster, offering a rare opportunity to own a freehold house adjacent to St. James' Park and Buckingham Palace. The property, totalling some 2,729 sq ft (253.32 sqm) is available for chain free sale through Prime London.

The entrance of the property leads to a spacious reception room, with French doors opening to a terrace, while a versatile front space serves as a study or sixth bedroom.

The first-floor main bedroom suite is a luxurious haven with a double bedroom, walk-in wardrobe, and a lavish en suite. The second and third floors feature four additional bedrooms with fitted cupboards and two family bathrooms.

The lower ground floor boasts a modern kitchen/breakfast room opening to a patio, complemented by a formal dining room, guest WC, and storage vault.

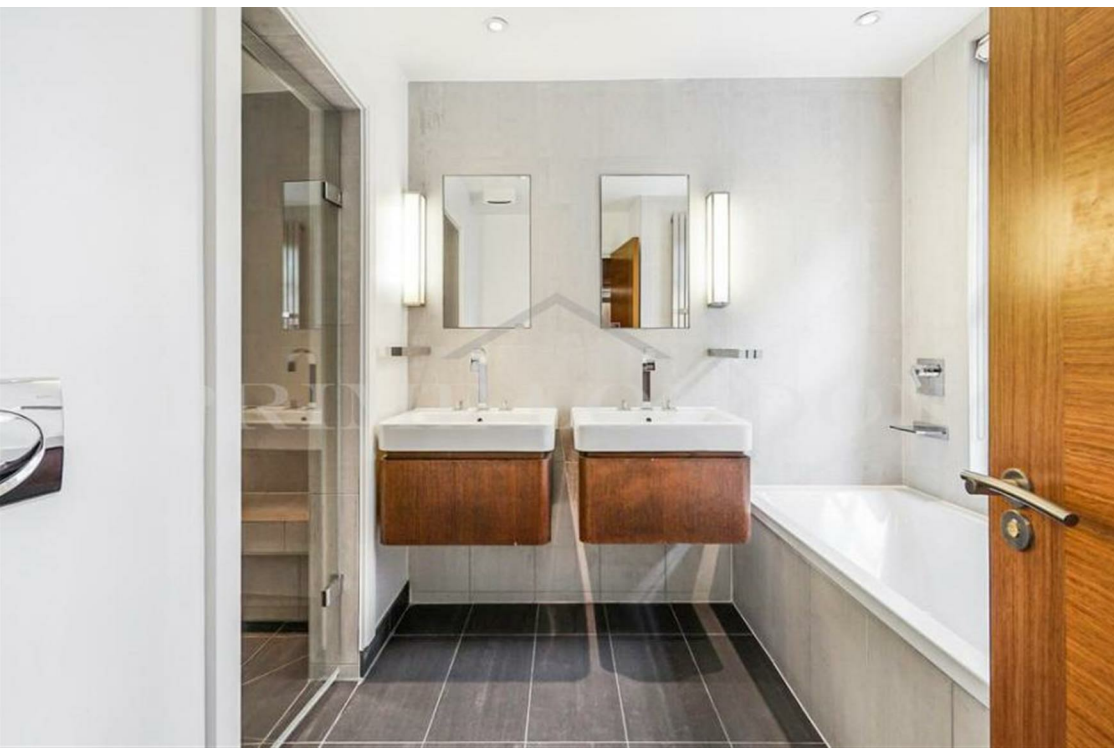
Outdoor living is enhanced by a ground floor terrace and a lower ground patio.

The vendor uses the house presently as both the family home and family office, with the top floor doubling as an office/fifth/sixth bedroom, the ground floor as a drawing room/boardroom and basement as a dining room/boardroom.

Subject to the necessary planning consents, there are precedents for an additional bedroom with en-suite shower facility on the roof of the property, along with a roof garden to provide outdoor space overlooking Central London.

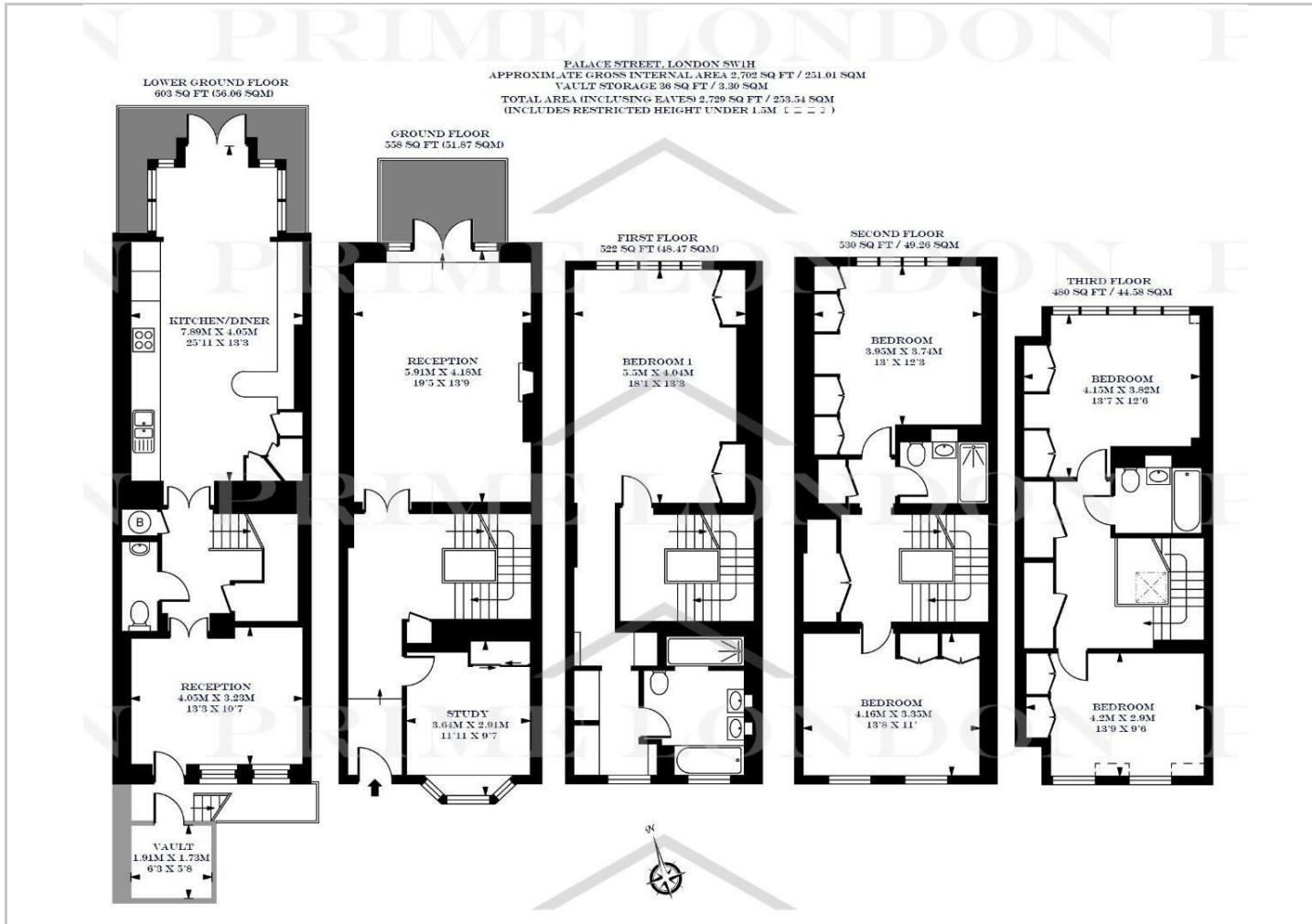
Palace Street is merely a stone's throw from the history and tradition of St James's, the finest restaurants and shopping of Mayfair and Knightsbridge, and only a short walk from the serenity of the Royal Parks.



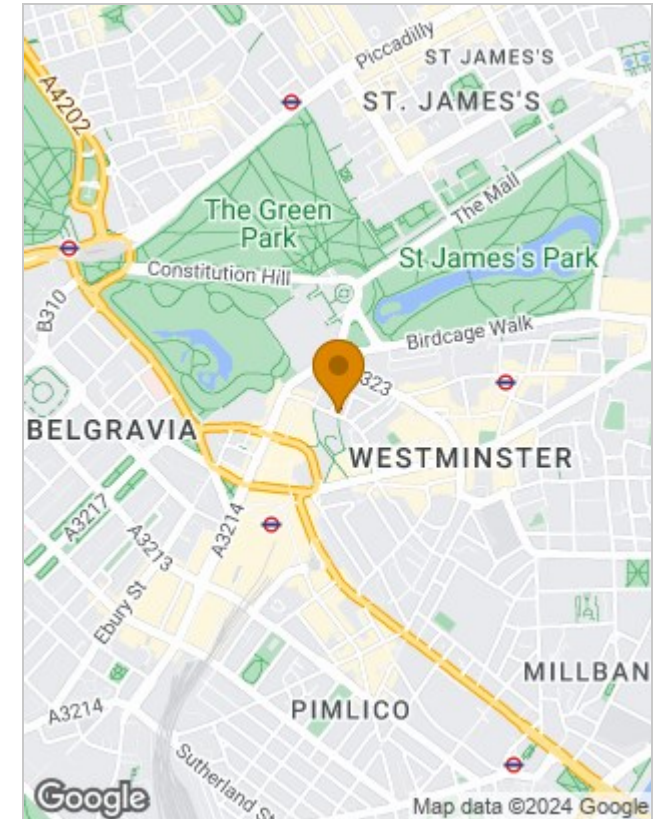




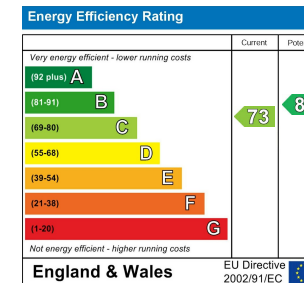
Floor Plans



Location Map



Energy Performance Graph



Viewing

By appointment. Contact us if you wish to arrange a viewing appointment for this property, or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.