

RUSSELL SIMPSON

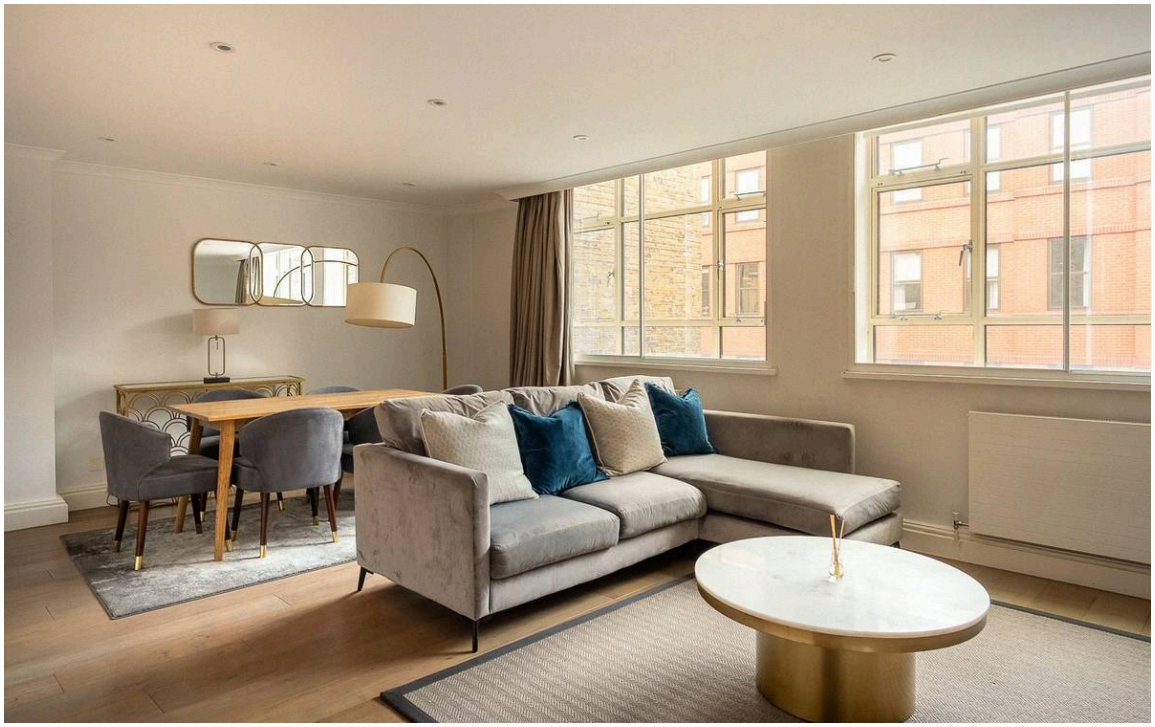
Refined fourth-floor apartment with a terrace in the heart of St James's

DUKE STREET
ST JAMES SW1Y

Duke Street

£1,100 P/W

BEDROOMS 2	INTERNAL 872 SQ FT 81 SQM	OUTDOOR —	FURNISHED STATUS Furnished
BATHROOMS 2		EPC E	COUNCIL TAX Westminster City, G



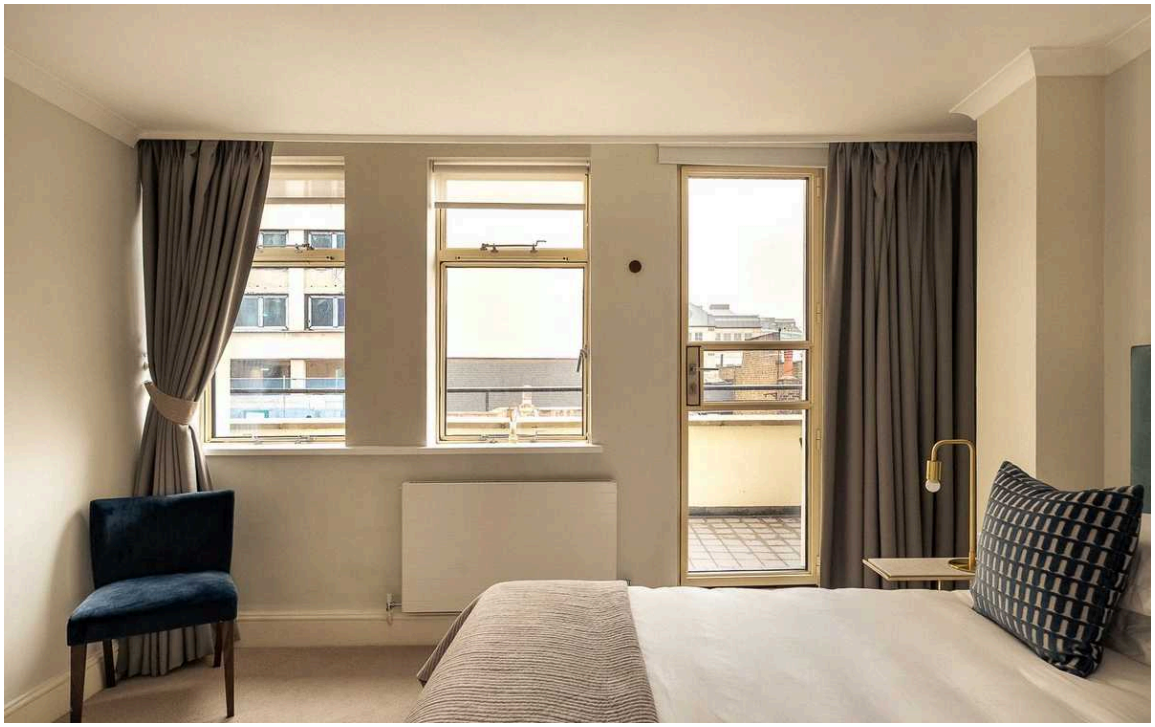


The Property

A beautifully presented two-bedroom lateral apartment on the fourth floor, served by a lift.

Entering the flat, a corridor leads through to the reception and dining room, a substantial space set at the southern end of the plan. Two broad windows with full-length curtains fill the room with light, and wooden flooring runs underfoot.

The kitchen is set back from the reception room yet remains closely connected to it, fitted with sleek white units, an integrated oven and hob, a built-in microwave and under-cabinet lighting, with a sink positioned beneath a window.



The Bedrooms

Beyond, the corridor continues past a separate bathroom to two bedrooms. The principal bedroom is a well-proportioned double with two windows overlooking the neighbouring buildings.

The second bedroom is equally generous, with built-in wardrobes and a doorway leading through to the bathroom lobby.

The bathroom features a bath with a glass shower screen, a wall-mounted shower, a wall-hung vanity with a rectangular basin, a heated towel rail and a frosted window that draws in light while maintaining privacy. Recessed lighting and a restrained contemporary style run through the apartment, with neutral finishes and clean lines throughout.





Outdoor Spaces

The property includes a long terrace with a tiled floor, enclosed by a low wall and metal railing, with rooftop views across the surrounding buildings. There is space for outdoor seating.



The Neighbourhood

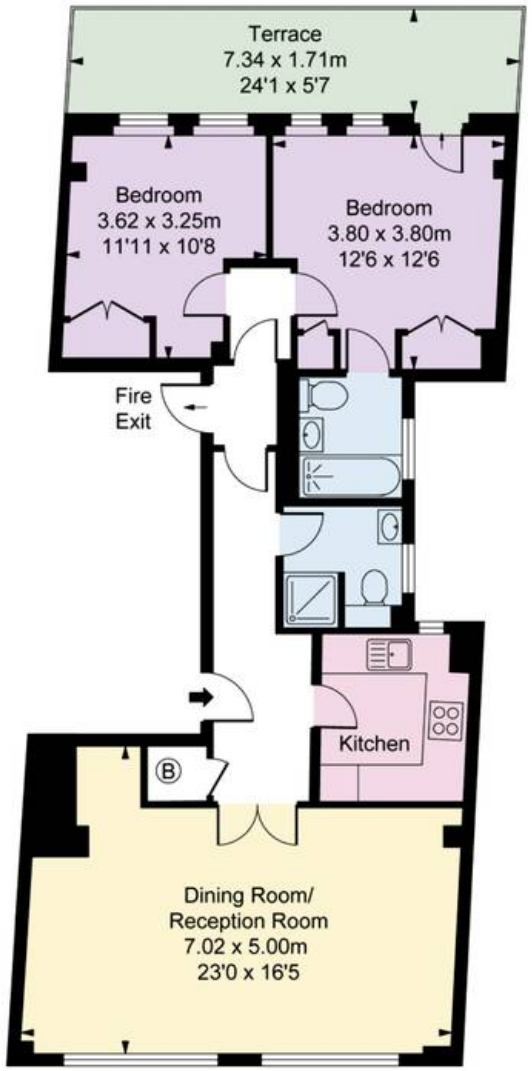
Duke Street is an attractive address in the heart of St James's, moments from Piccadilly Circus and Green Park stations. The upmarket boutiques of Jermyn Street and the galleries of St James's sit within easy reach, alongside the open spaces of Green Park and St James's Park. Many restaurants and shops are a short walk away, as are the artistic treasures of the Royal Academy and the West End theatres.

Duke Street,
SW1Y

Approx Gross Internal Area
872 sq ft / 80.99 sq m

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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan. Please check all dimensions, shapes, and compass bearings before making any decisions reliant upon them.





FOURTH FLOOR

RUSSELL
SIMPSON

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