

CATHERINE PLACE

LONDON SW1



savills

CATHERINE PLACE

LONDON SW1

*A charming new development of
three period town houses located close to
Buckingham Palace*



DESCRIPTION

3, 5 and 7 Catherine Place have been the subject of a substantial renovation and refurbishment programme completed to an exceptionally high standard. Whilst incorporating many modern amenities (please see separate specification summary for a synopsis) expected from houses of this stature, the refurbishment nevertheless has thoughtfully taken into account the character of these fine period buildings.

ACCOMMODATION AND AMENITIES

3/4 Bedrooms : 2/3 Reception Rooms : Garden : Air Conditioning : Lutron Lighting : Sound System



SITUATION

The land now known as St James's Park was acquired by King Henry VIII in 1532 as a game park for hunting, but has evolved over 4 centuries of Royal patronage into an elegant open space spanning 23 hectares (58 acres) with a lake harbouring ducks, geese and pelicans - the latter introduced by a Russian Ambassador in 1664. With its royal, political and literary associations, St James's Park is considered by many to be the most impressive of all the Royal Parks in London, yet the landscape remains largely unchanged to that which was designed by the architect John Nash in the 1820's. The central location of St James's Park means that Catherine Place has excellent communications and useful amenities close by. St James's Park & Westminster underground stations are nearby and Victoria mainline station is approximately 1km distant. Catherine Place is a quiet enclave of period houses which runs north of Palace Street and south of Buckingham Gate. The wide open spaces of Green Park are also nearby, as is Parliament Square, Horseguard's Parade, Buckingham Palace and other historic monuments.





AMENITIES/SPECIFICATION

FINISHES

- Stained walnut staircase with glass balustrading
- Walnut engineered timber flooring in dining and living areas
- Handmade wool carpet in bedrooms
- High quality ceramics and bisazza mosaics and marble in bathrooms
- Kitchens by Poggenpohl of Germany
- Kitchen countertop surfaces in natural granite
- Built-in electrical appliances
- Internal wardrobes with glass doors by Zalf of Italy
- Utility room by Zalf of Italy
- Low E energy efficient double glazed windows
- Walnut internal doors
- Bathtubs by Bette and Kaldewei

ELECTRICAL

- Electrical appliances: 60cm oven by Bosch, combi no-frost Bio fridge and freezer by Liebherr and Miele, kitchen extractor hood by Elica, built-in fully automatic espresso machine by Miele, compact oven with integrated microwave by Miele, gas hob by Bosch, washing machine and dryer by Bosch
- Lighting: Lutron Home Light Control in main living areas and Master Bedroom Suite and wiring in all other areas
- Intruder alarm with zone control throughout

ENTERTAINMENT SYSTEM

- Speakercraft Multi-Zone Controller with iPod docks, in-ceiling speakers and colour Control Keypads in main living areas. Installation for broadband internet, HD TV and SKY+ HD

HEATING / WATER SYSTEMS

- Central Heating with Independent floor temperature controls
- State-of-the-art Class A Keston gas boiler
- Heatrae Sadia Megaflo cylinder
- Wash basin and shower mixers by Hans Grohe

AIR CONDITIONING

Air conditioning by Mitsubishi with independent room temperature controls throughout

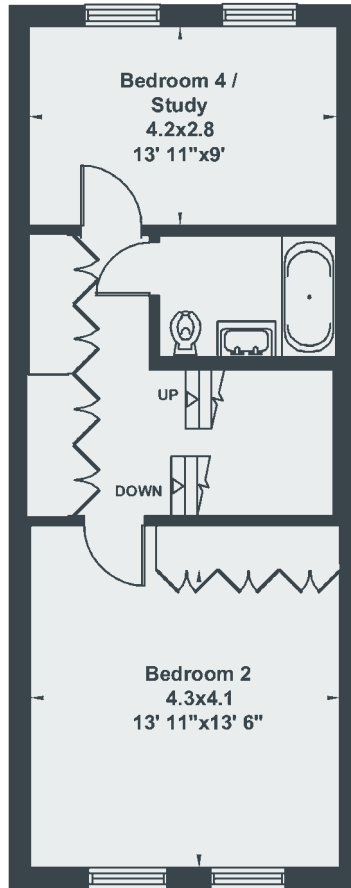
GENERAL

Rear limestone patios with flower bedding and fountain feature

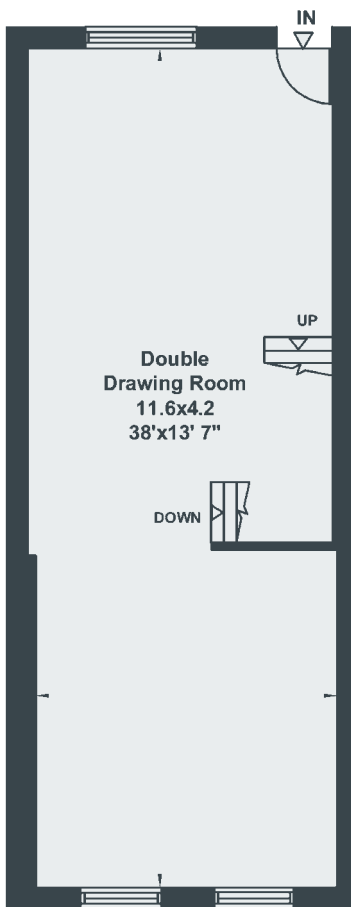
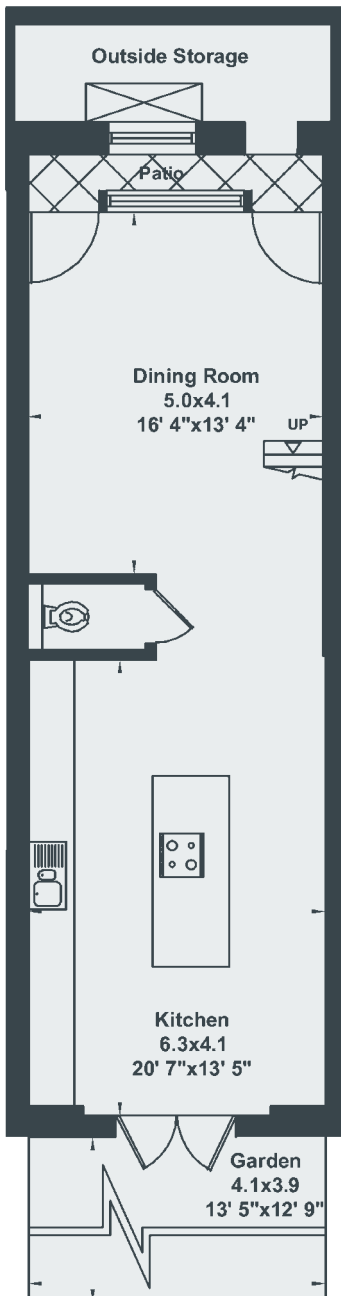
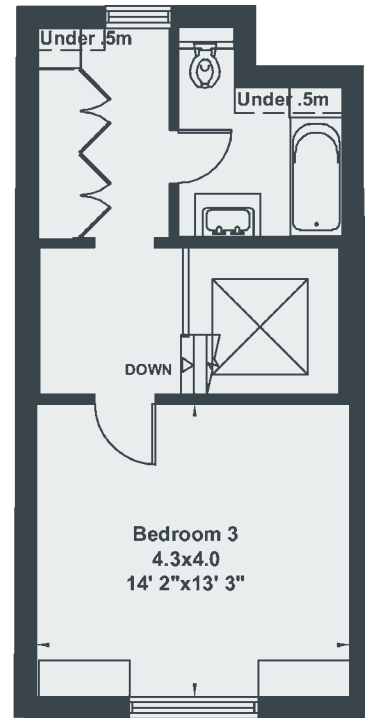


SECOND FLOOR

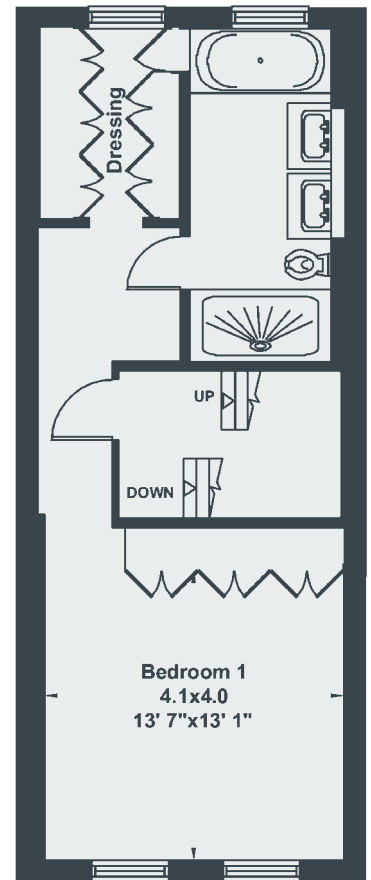
3 CATHERINE PLACE
 APPROXIMATE GROSS
 INTERNAL AREA
 (INCLUDING PATIO)
 236 SQ M
 2,546 SQ FT



THIRD FLOOR



GROUND FLOOR

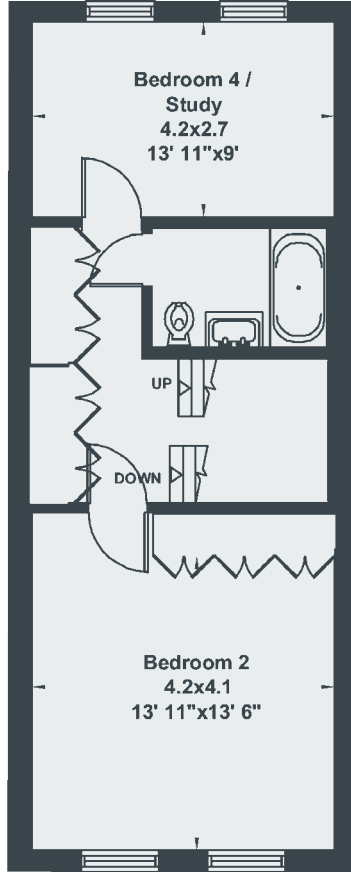


FIRST FLOOR

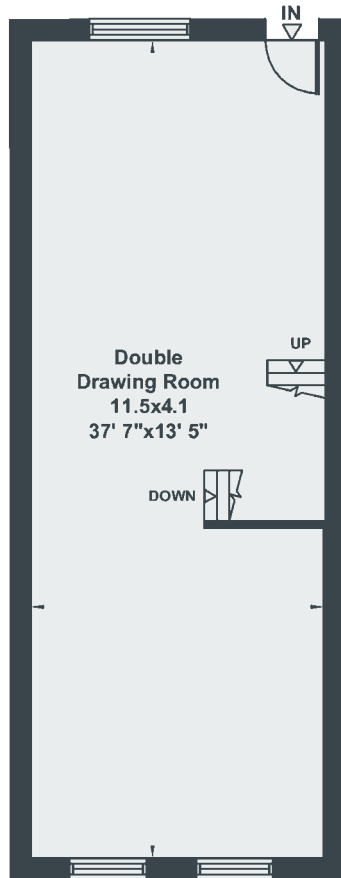
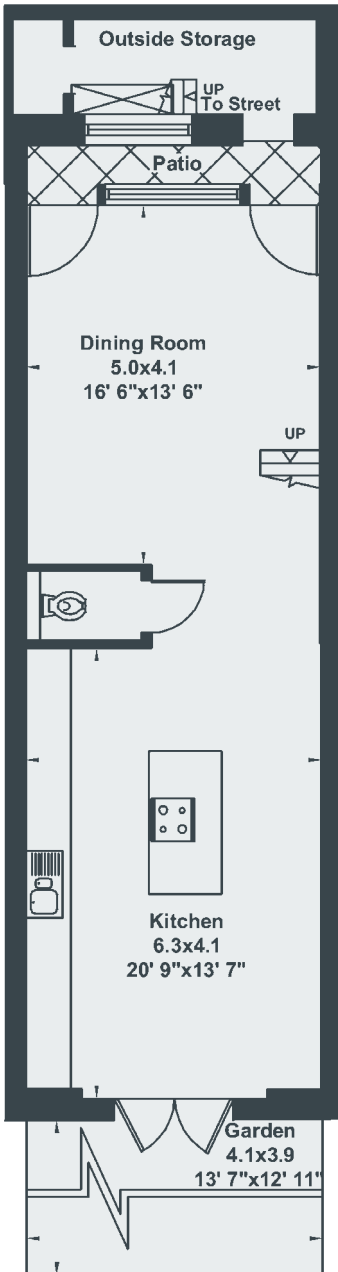
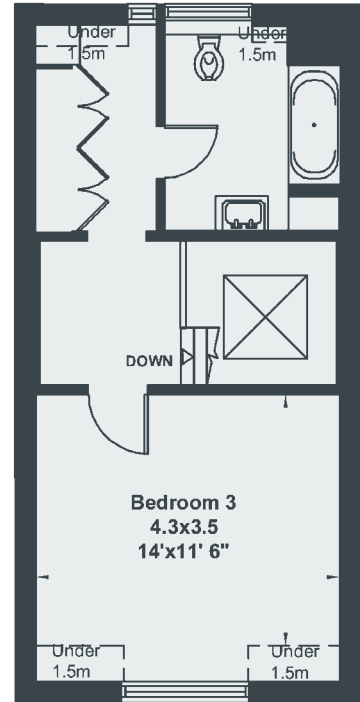
LOWER GROUND FLOOR

SECOND FLOOR

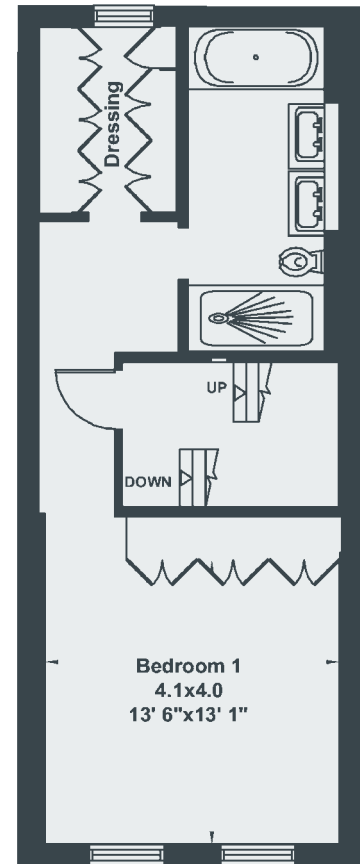
5 CATHERINE PLACE
 APPROXIMATE GROSS
 INTERNAL AREA
 (INCLUDING PATIO)
 235 SQ M
 2,535 SQ FT



THIRD FLOOR



GROUND FLOOR

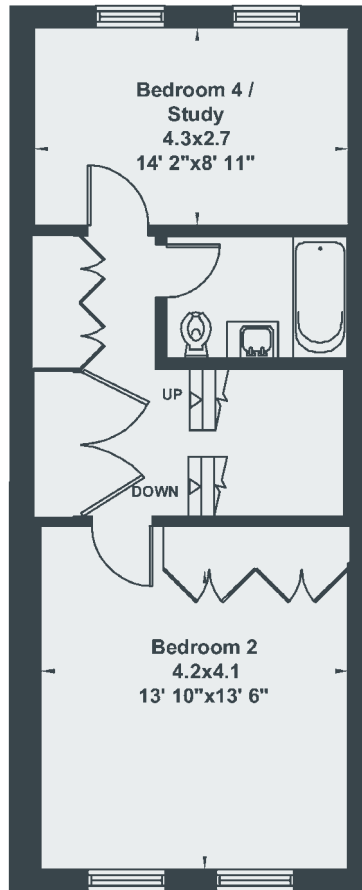


FIRST FLOOR

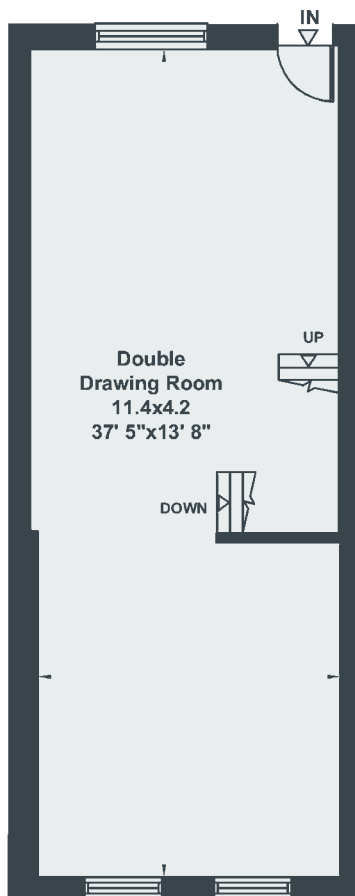
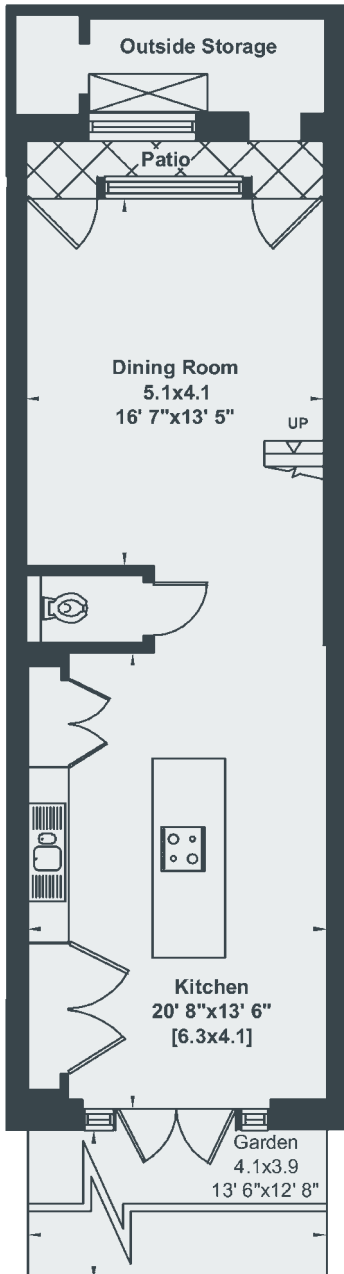
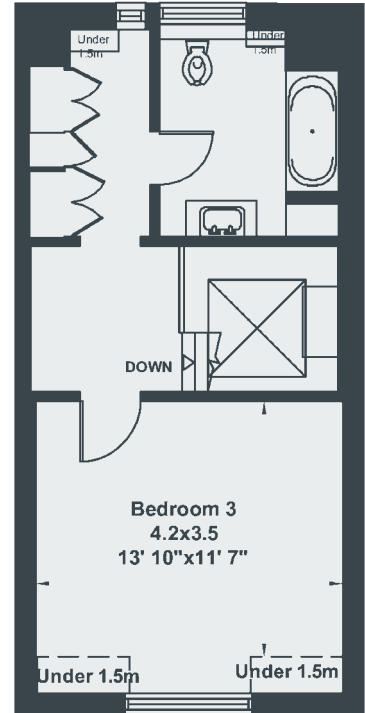
LOWER GROUND FLOOR

SECOND FLOOR

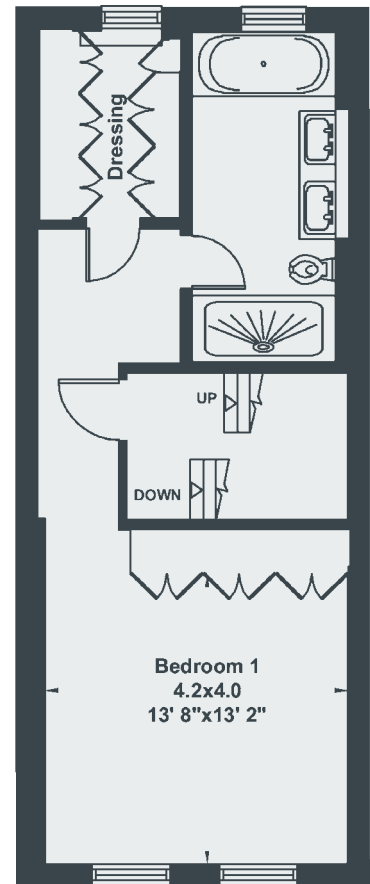
7 CATHERINE PLACE
 APPROXIMATE GROSS
 INTERNAL AREA
 (INCLUDING PATIO)
 236 SQ M
 2,546 SQ FT



THIRD FLOOR



GROUND FLOOR



FIRST FLOOR

LOWER GROUND FLOOR



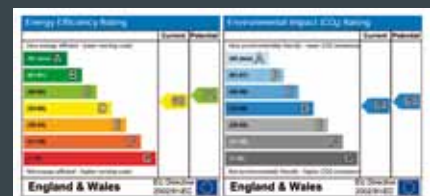
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TERMS

Freehold

Local Authority: City of Westminster

Price On Application



A copy of the full Energy Performance Certificate is available on request from the Agents.

Viewing: Strictly by appointment with Savills.

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