

30

ST JAMES'S
STREET



30 ST JAMES'S STREET



SOPHISTICATED LIVING
4 LATERAL APARTMENTS
1 DUPLEX PENTHOUSE

Exclusive and luxurious residences
for rent in St James's, one of the
finest locations in Central London.

THE CROWN
 ESTATE

30 St James's Street is an exclusive collection of apartments in the heart of St James's, created by The Crown Estate.

Behind the restored Portland stone façade, four 3-bedroom apartments and one 4-bedroom duplex penthouse have been impeccably designed and beautifully crafted.

Available for rent, the apartments feature the highest level of specification and attention to detail.



Fortnum & Mason

Carlton Club

Clarence House

The Ritz

St James's Square

St James's Palace

30 ST JAMES'S STREET

Defined by its four corners – St James's Palace, The Ritz, Piccadilly Circus and Trafalgar Square – the exclusive district of St James's plays a pivotal role in London society. First laid out in 1660, the streets around St James's Square have long been home to aristocracy and royalty. Together with the area's coveted position beside Mayfair, this has ensured a flourishing legacy of world-class dining, fashion and culture.

Royal parkland surrounds St James's, with over a hundred acres of beautiful gardens across St James's Park and Green Park.

Named after the Royal Palace, St James's has always stood at the right hand of royalty.

Between royal parks and palaces, Mayfair and Westminster, St James's plays a pivotal role in the life of London.

The area is served by excellent transport infrastructure, whether travelling within central London or further afield.

WALKING
TIMES FROM
30 ST JAMES'S

Green Park
1 MIN

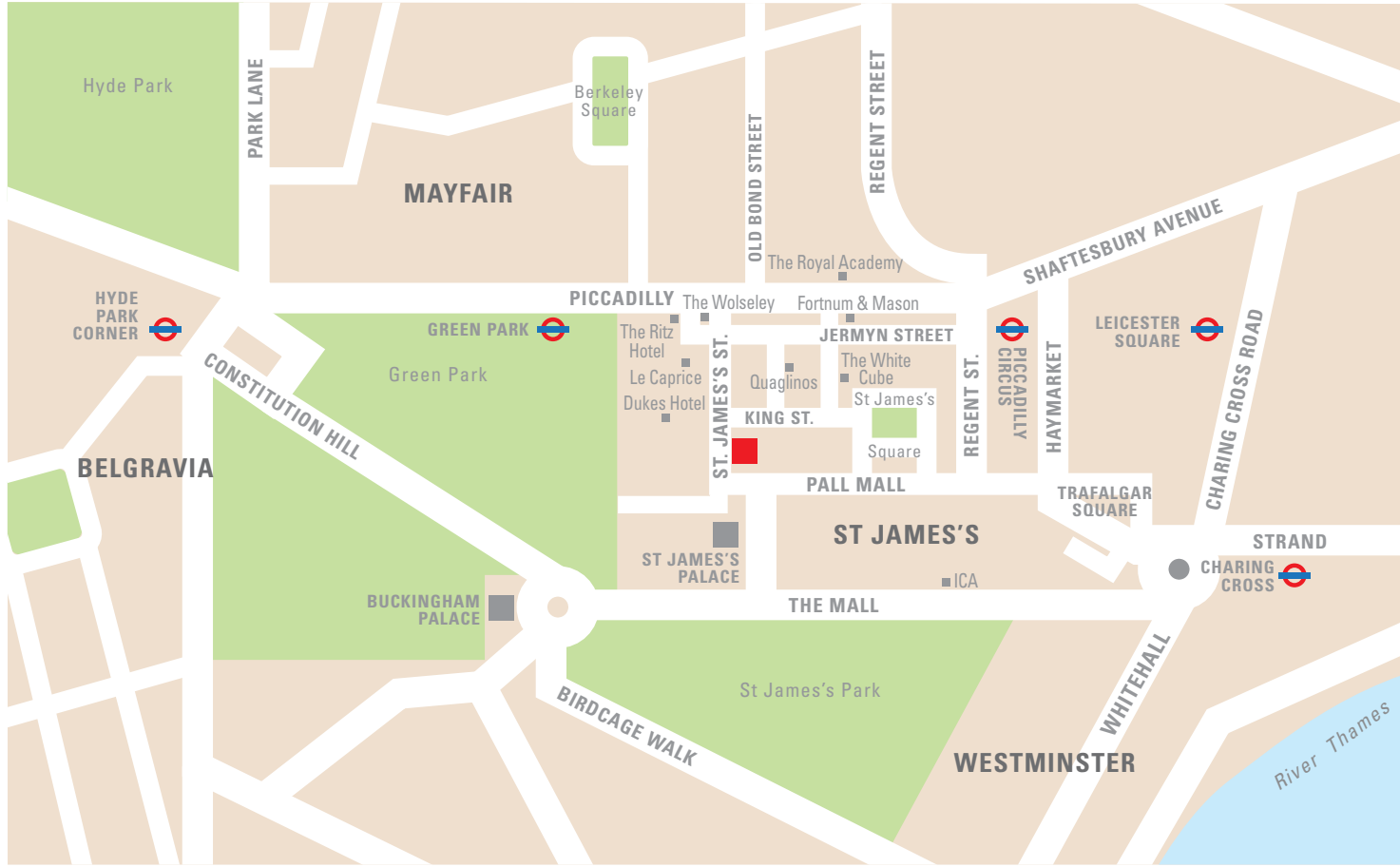
Jermyn Street
5 MIN

The Ritz
5 MIN

Bond Street
10 MIN

Buckingham Palace
10 MIN

National Gallery
10 MIN



When it comes to shopping, St James's knits together the best of old and new, with flagship stores providing cutting-edge couture next to family-run perfumers now in their ninth generation. Traditionally known for its shirtmakers, Jermyn Street is synonymous with fine-crafted tailoring and is home to Britain's highest concentration of Royal Warrant holders. Its remarkable sartorial heritage, founded on high quality materials and British craftsmanship, has long been an inspiration to high fashion.



ALFRED DUNHILL
BENSON & CLEGG LTD
CHURCH'S SHOES
CROCKET & JONES
DAKS
EMMETT LONDON
FAVOURBROOK
FLORIS
FORTNUM & MASON
FOSTER & SON
GROSVENOR SHIRTS
HARVIE AND HUDSON
HAWES & CURTIS
HILDITCH & KEY
JOHN LOBB
LA MASON MAILLE
LOCK & CO
OSPREY LONDON
PAXTON & WHITFIELD
THOMAS PINK
TURNBULL & ASSER
TRICKERS

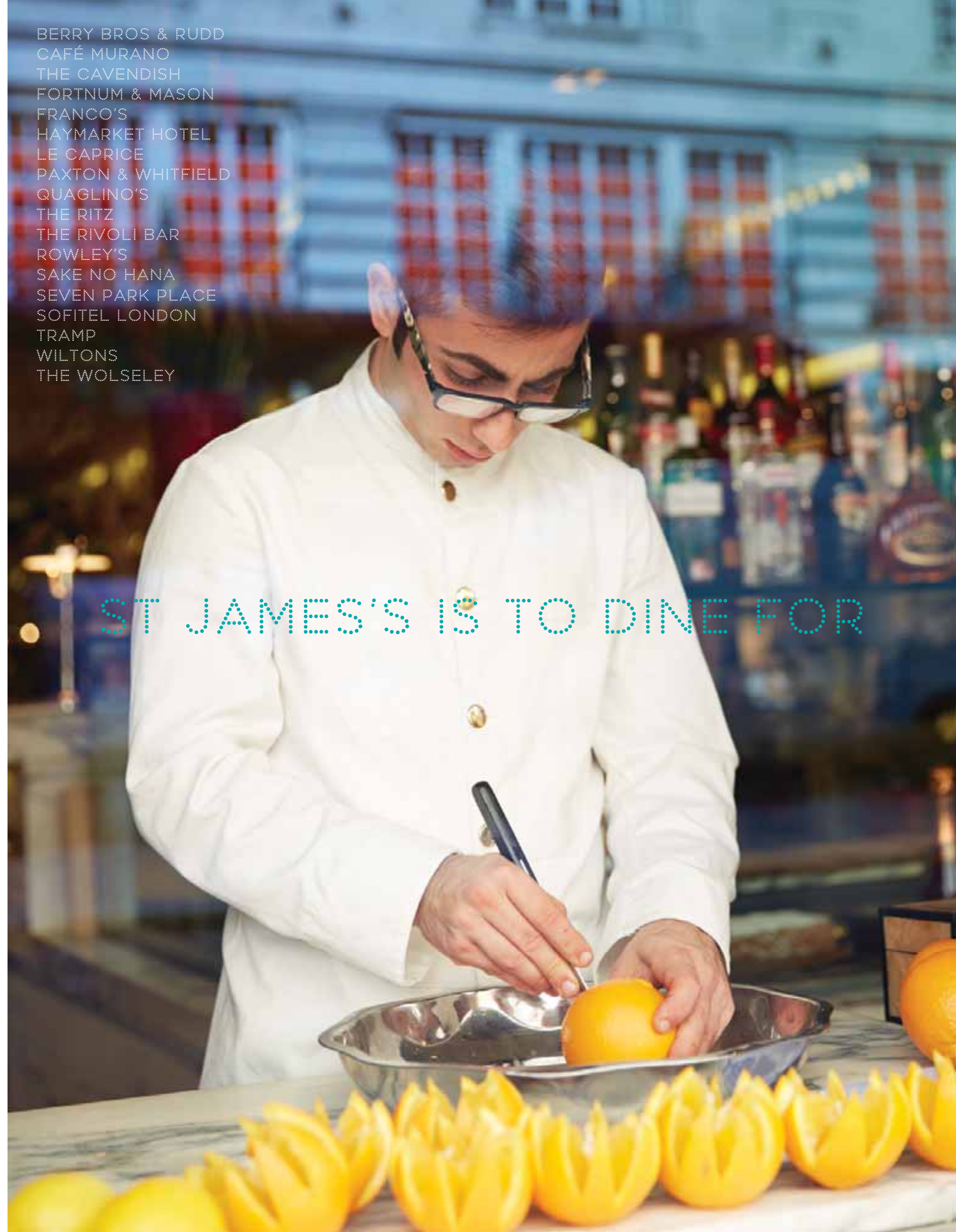
SHOPPING @ ST JAMES'S

Food and drink have a celebrated reputation in St James's and some merchants have traded continuously here for over three hundred years. The area's location between the royal court, powers of Westminster and the West End has ensured a long legacy of world-class dining that continues to flourish.

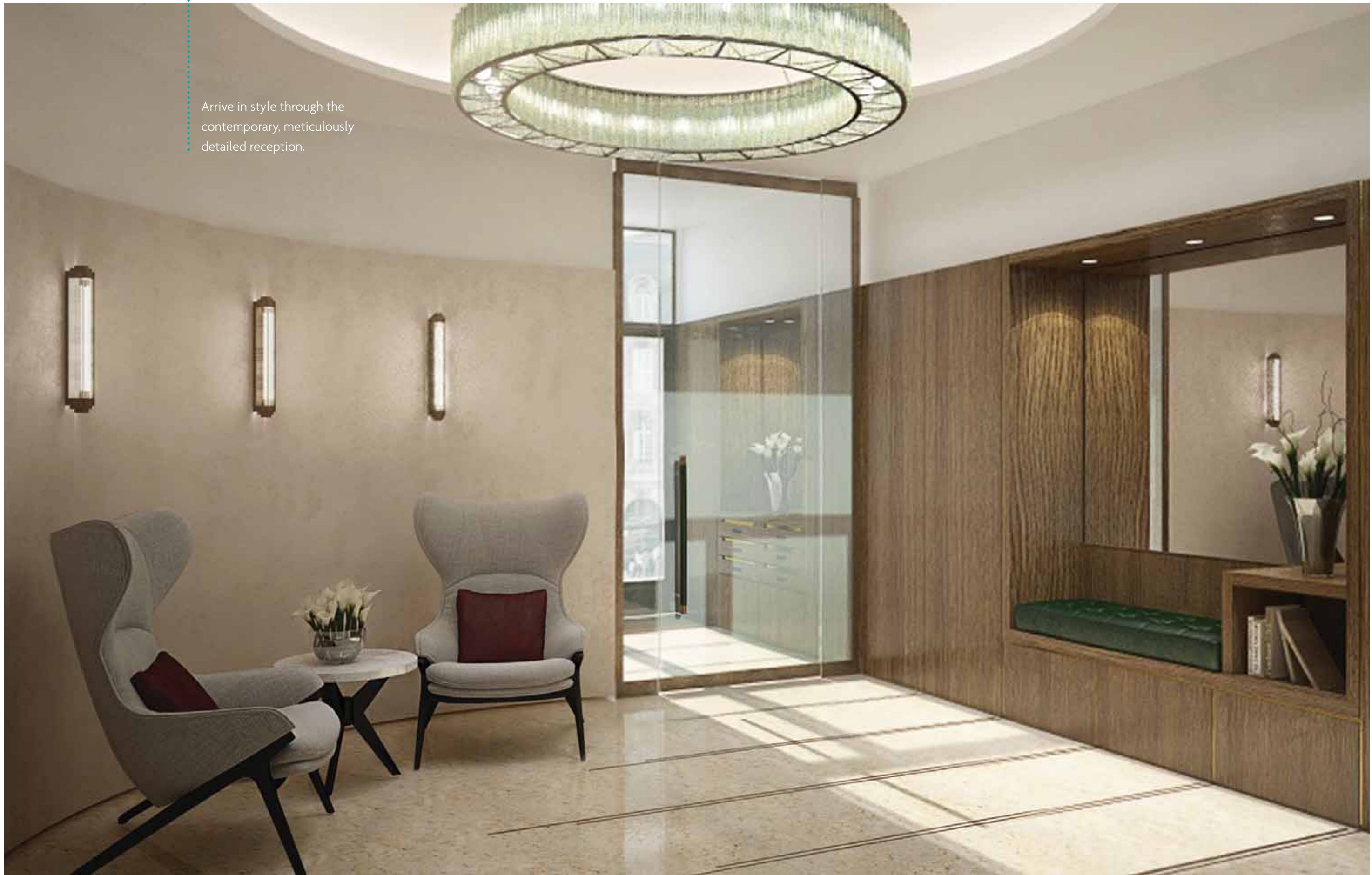


BERRY BROS & RUDD
CAFÉ MURANO
THE CAVENDISH
FORTNUM & MASON
FRANCO'S
HAYMARKET HOTEL
LE CAPRICE
PAXTON & WHITFIELD
QUAGLINO'S
THE RITZ
THE RIVOLI BAR
ROWLEY'S
SAKE NO HANA
SEVEN PARK PLACE
SOFITEL LONDON
TRAMP
WILTONS
THE WOLSELEY

ST JAMES'S IS TO DINE FOR



Arrive in style through the contemporary, meticulously detailed reception.



30

ST JAMES'S
STREET 

THE APARTMENTS

APARTMENT 1 - 1ST FLOOR

3-bedroom lateral apartment 215.5 sq m (2,319 sq ft)

APARTMENT 2 - 2ND FLOOR

3-bedroom lateral apartment 223 sq m (2,400 sq ft)

APARTMENT 3 - 3RD FLOOR

3-bedroom lateral apartment 222 sq m (2,389 sq ft)

APARTMENT 4 - 4TH FLOOR

3-bedroom lateral apartment 224 sq m (2,411 sq ft)

Every apartment has been
beautifully designed and is
accessed by a private lift.



Interconnecting space is
perfect for entertaining.

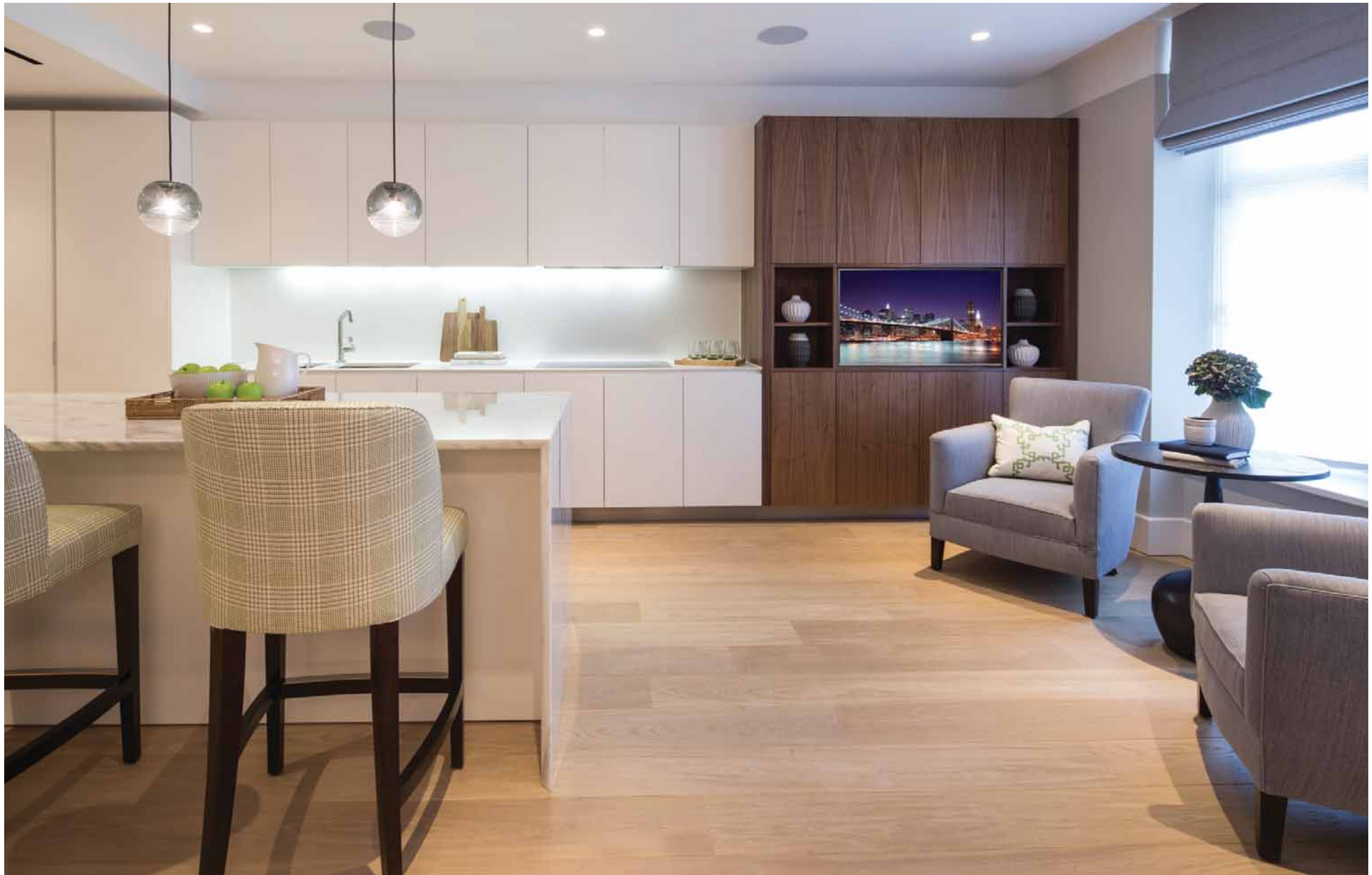


Generous lateral space and feature
lighting characterise each apartment.



The spacious dining area features
bespoke sliding doors into the kitchen.





Each bespoke kitchen is fitted with an extensive range of integrated Gaggenau appliances.



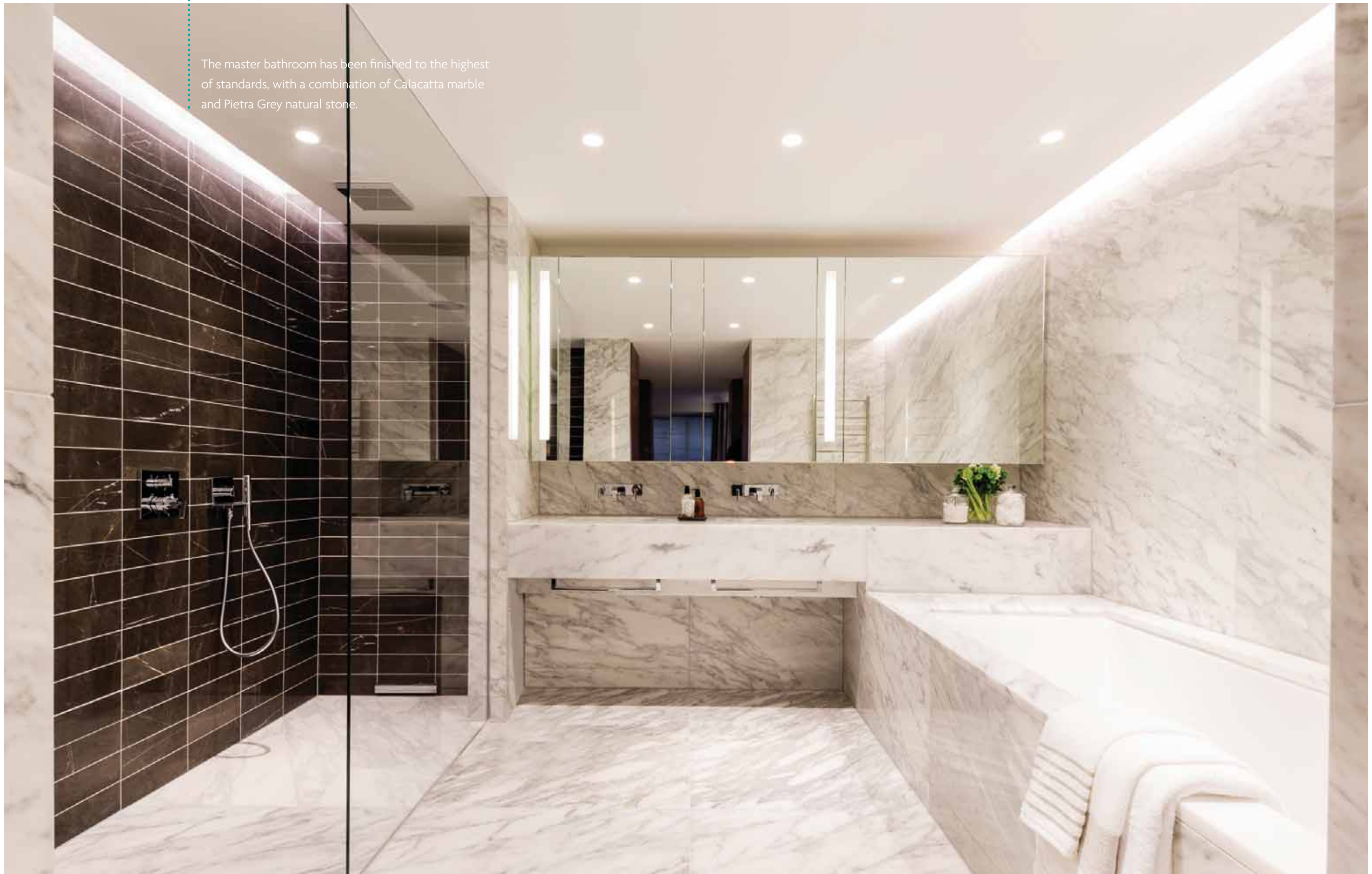




The master suite exudes luxury and atmosphere, throughout the connected bedroom, dressing room and bathroom.



The master bathroom has been finished to the highest of standards, with a combination of Calacatta marble and Pietra Grey natural stone.



The spacious second bedroom and en-suite bathroom has Calacatta marble walls, vanity unit, bath and shower.



Generous third bedroom and en-suite
bathroom has Crema Marfil marble
walls and walk in shower



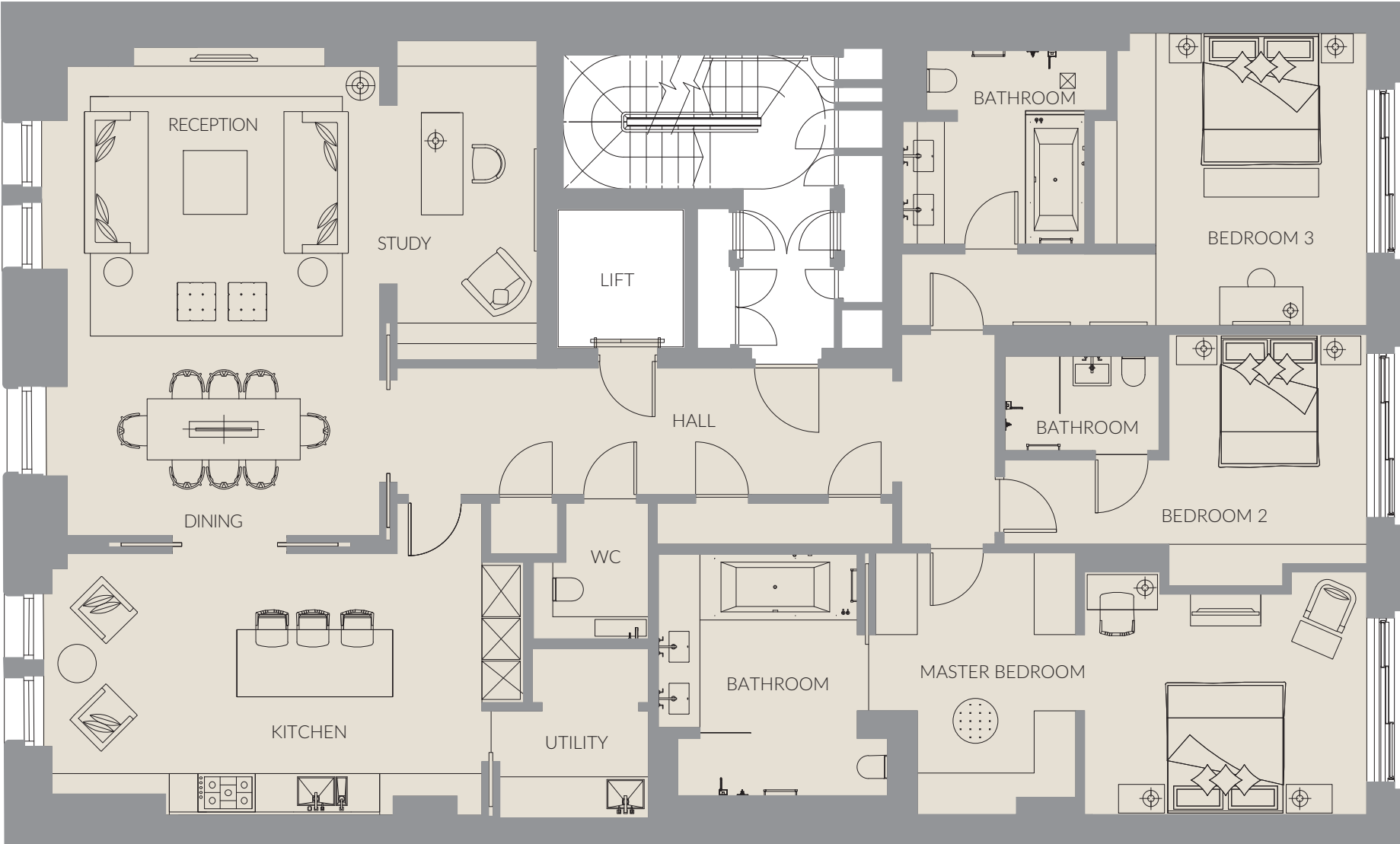


1ST FLOOR
APARTMENT 1

3-bedroom apartment
215.5 sq m (2,319 sq ft)

- Reception/Dining/Study
7.37m x 7.34m
(24'2" x 24')
- Kitchen
6.73m x 3.93m
(22' x 12'10")
- Master Bedroom
4.42m x 3.80m
(14'6" x 12'5")
- Bedroom 2
3.10m x 3.59m
(10'2" x 11'8")
- Bedroom 3
3.30m x 4.58m
(10'9" x 15')

ST JAMES'S STREET



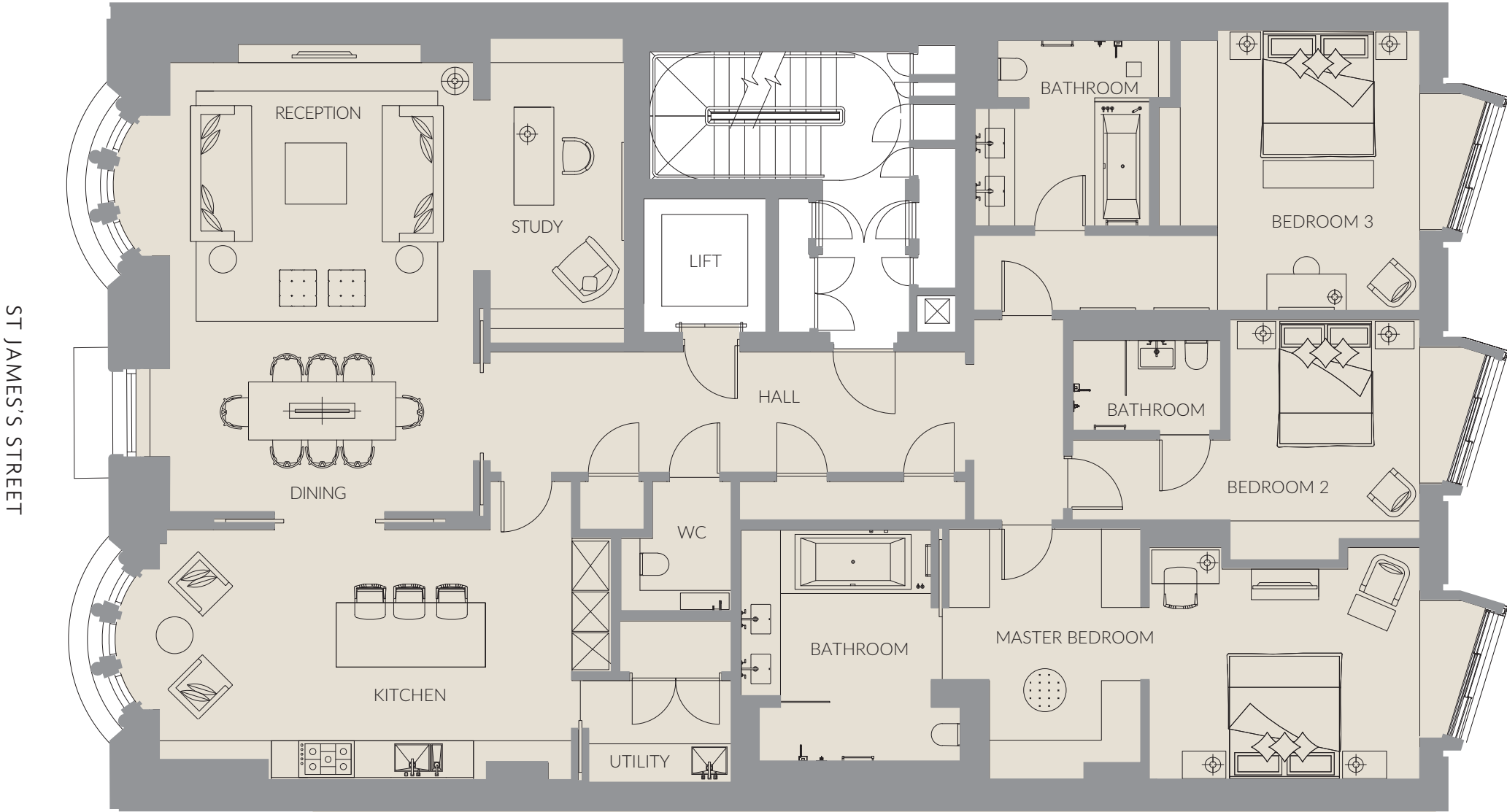
Note: Apartment areas are approximate



2ND FLOOR
APARTMENT 2

3-bedroom apartment
223 sq m (2,400 sq ft)

- Reception/Dining/Study
7.37m x 7.34m
(24'2" x 24')
- Kitchen
6.73m x 3.93m
(22' x 12'10")
- Master Bedroom
4.42m x 3.80m
(14'6" x 12'5")
- Bedroom 2
3.10m x 3.59m
(10'2" x 11'8")
- Bedroom 3
3.30m x 4.58m
(10'9" x 15')



Note: Apartment areas are approximate

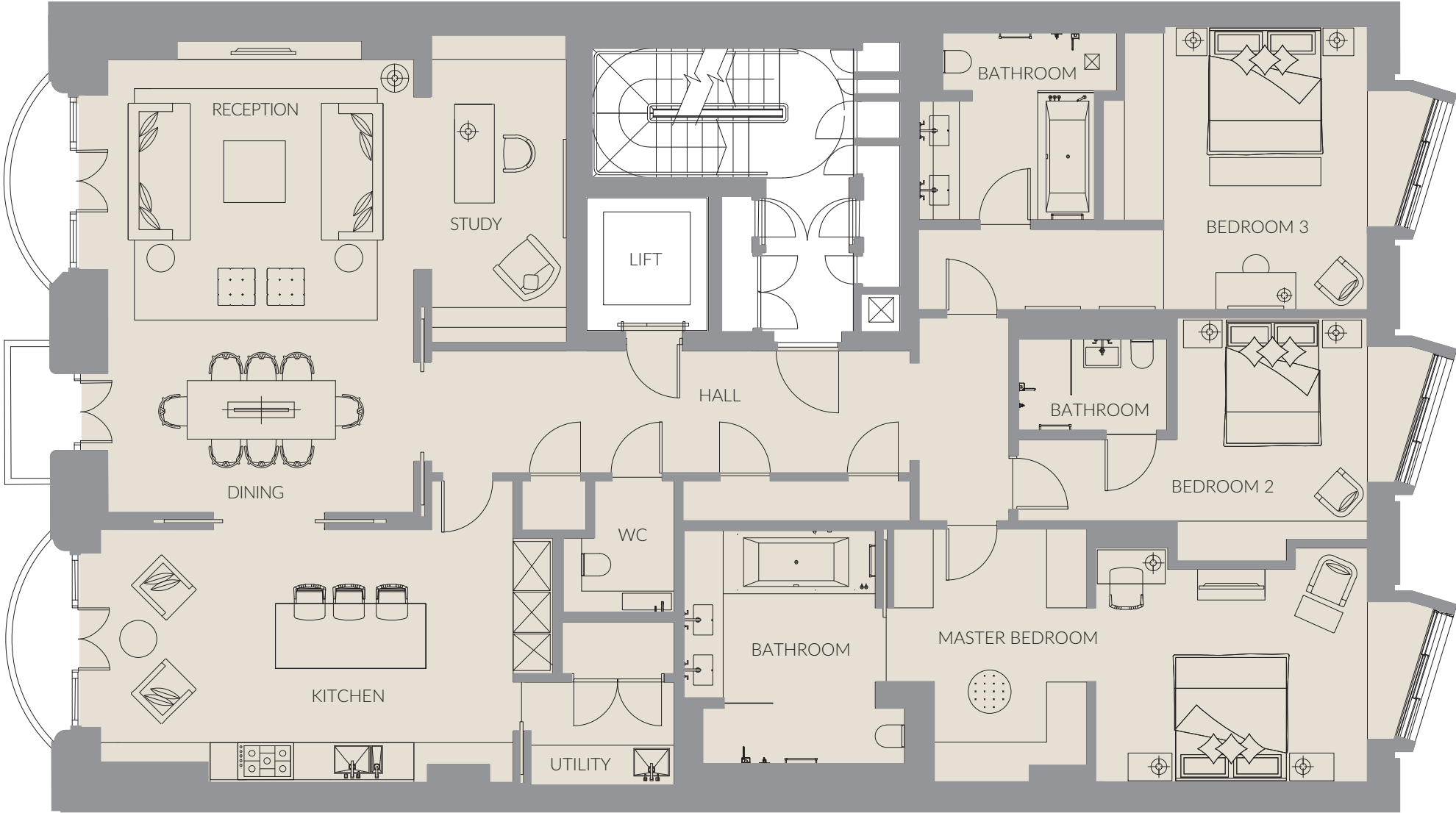


3RD FLOOR
APARTMENT 3

3-bedroom apartment
222 sq m (2,389 sq ft)

- Reception/Dining/Study
7.37m x 7.34m
(24'2" x 24')
- Kitchen
6.73m x 3.93m
(22' x 12'10")
- Master Bedroom
4.42m x 3.80m
(14'6" x 12'5")
- Bedroom 2
3.10m x 3.59m
(10'2" x 11'8")
- Bedroom 3
3.30m x 4.58m
(10'9" x 15')

ST JAMES'S STREET



Note: Apartment areas are approximate

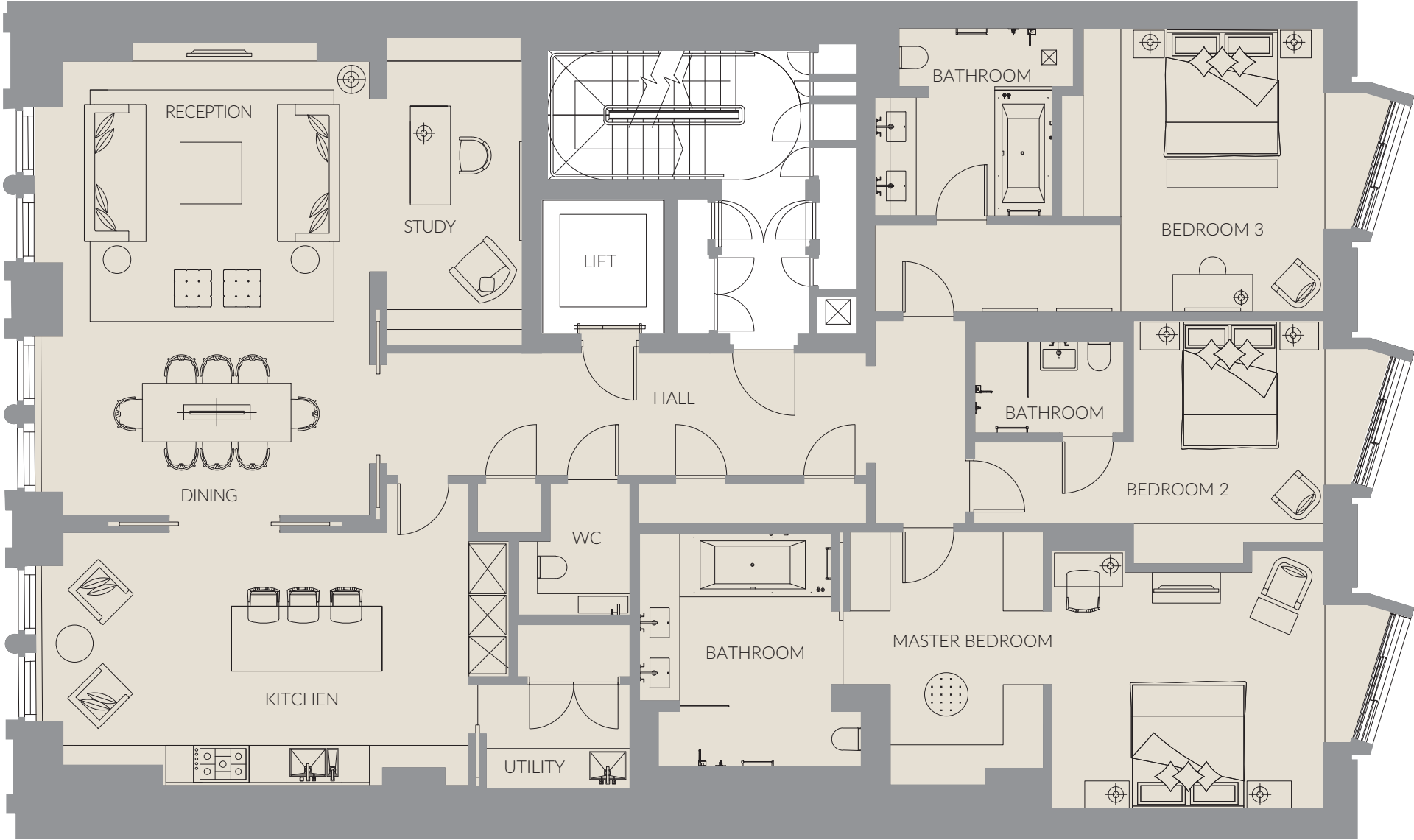


4TH FLOOR
APARTMENT 4

3-bedroom apartment
224 sq m (2,411 sq ft)

- Reception/Dining/Study
7.37m x 7.34m
(24'2" x 24')
- Kitchen
6.73m x 3.93m
(22' x 12'10")
- Master Bedroom
4.42m x 3.80m
(14'6" x 12'5")
- Bedroom 2
3.10m x 3.59m
(10'2" x 11'8")
- Bedroom 3
3.30m x 4.58m
(10'9" x 15')

ST JAMES'S STREET



Note: Apartment areas are approximate

SPECIFICATION

APARTMENTS 1–4

Generally

- The hallway floor is in a Crema Marfil marble tile, with engineered timber flooring surround in European Oak
- The principal reception rooms and kitchen feature an engineered timber floor in European Oak
- 100% wool carpet to bedrooms and master bedroom dressing rooms.
- Bespoke solid core doors in American Black Walnut veneer, with bronze handles and ironmongery. Between the reception, kitchen and hall, there are glazed sliding doors with a bespoke bronze frame to the glazing. Between kitchen and utility, the sliding door is painted. The lift access door within the apartment is a bespoke American Black Walnut veneer door.

Reception Room / Dining Room

- Bespoke built-in joinery units in Black Walnut
- Bio-ethanol open fire
- Ceiling speakers
- Scene-setting lighting controls
- French doors onto balcony to St James's Street (Apartment 3 – 3rd floor only)
- Wall-mounted 65" 4k LED TV

Kitchen

- Poliform fitted kitchen in Glacier White
- Bespoke white quartz composite stone worktops
- Central island unit incorporating breakfast bar, with Calacatta marble worktop and sides

- Built in AV unit in American Black Walnut veneer incorporating 40" 4K LED TV
- Gaggenau appliances
 - Induction hob
 - Dishwasher
 - Wine cooler
 - Integrated fridge
 - Integrated freezer
 - 200 Series Oven
 - 200 Series Combination Microwave Oven
- Pull-out larder section
- Pop-up electrical sockets

Utility Room

- Porcelain tiled floor
- Poliform fitted units
- White quartz composite stone worktops
- Miele tumble drier - semi-integrated
- Miele washing machine - semi-integrated

Guest Cloakroom

- Crema Marfil marble to floor, concealed cistern and splashback
- Bespoke Pietra Grey natural stone basin and countertop
- Bespoke vanity unit in American Black Walnut
- Hansgrohe tap
- Bespoke wall-mounted mirrors with demisting pads
- Bespoke open storage shelves in American Black Walnut with integrated lighting

Master bedroom

- Bespoke wardrobes to dressing room in American Black Walnut veneer with integrated lighting
- Full-height glazed sliding doors (access to terrace on the first floor only)
- Wall-mounted 40" 4K LED TV
- With ensuite bathroom:
 - Calacatta marble to floors and walls, with Pietra Grey natural stone tiles to shower area.
 - Washbasin, walk-in shower, bath, and WC
 - Calacatta marble-clad vanity unit with twin wash hand basins
 - Bespoke mirrored storage cabinets with demisting pads to mirrors and integrated lighting
 - Electric towel rail
 - Ceiling speakers
 - Hansgrohe taps and fittings

Bedroom 2

- Built-in wardrobes with semi-gloss lacquer to exterior and walnut veneer inside.
- TV point
- With ensuite bathroom:
 - Calacatta marble to floors and walls
 - Calacatta marble vanity unit with dual washbasins, walk-in shower, bath, and WC
 - Bespoke mirrored storage cabinets with demisting pads to mirrors and integrated lighting
 - Hansgrohe taps and fittings
 - Electric towel rail

Bedroom 3

- Built-in wardrobes with semi-gloss lacquer to exterior and walnut veneer inside, with open shelving in walnut veneer for a TV on a stand, with cupboards below.
- With ensuite bathroom:
 - Crema Marfil marble to walls and floor
 - Washbasin, walk-in shower, and WC
 - Hansgrohe taps and fittings
 - Bespoke mirrored storage cabinets with demisting pads to mirrors and integrated lighting

Technology

- Video entry
- Intruder alarm with panic button points
- Pre-wired for multi-room audio and home cinema (AV equipment, apart from TVs, to be supplied by tenant)
- Master bathrooms are pre-wired for audio with flush-mounted ceiling speakers
- The main reception room in each apartment is wired for surround sound
- Telephone and data outlets are provided in all habitable rooms and kitchens

Heating, cooling and ventilation

- Air conditioning throughout
 - Electric underfloor heating to wet areas
 - Underfloor heating to all habitable rooms and kitchens
 - Whole-house ventilation system

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THE PENTHOUSE

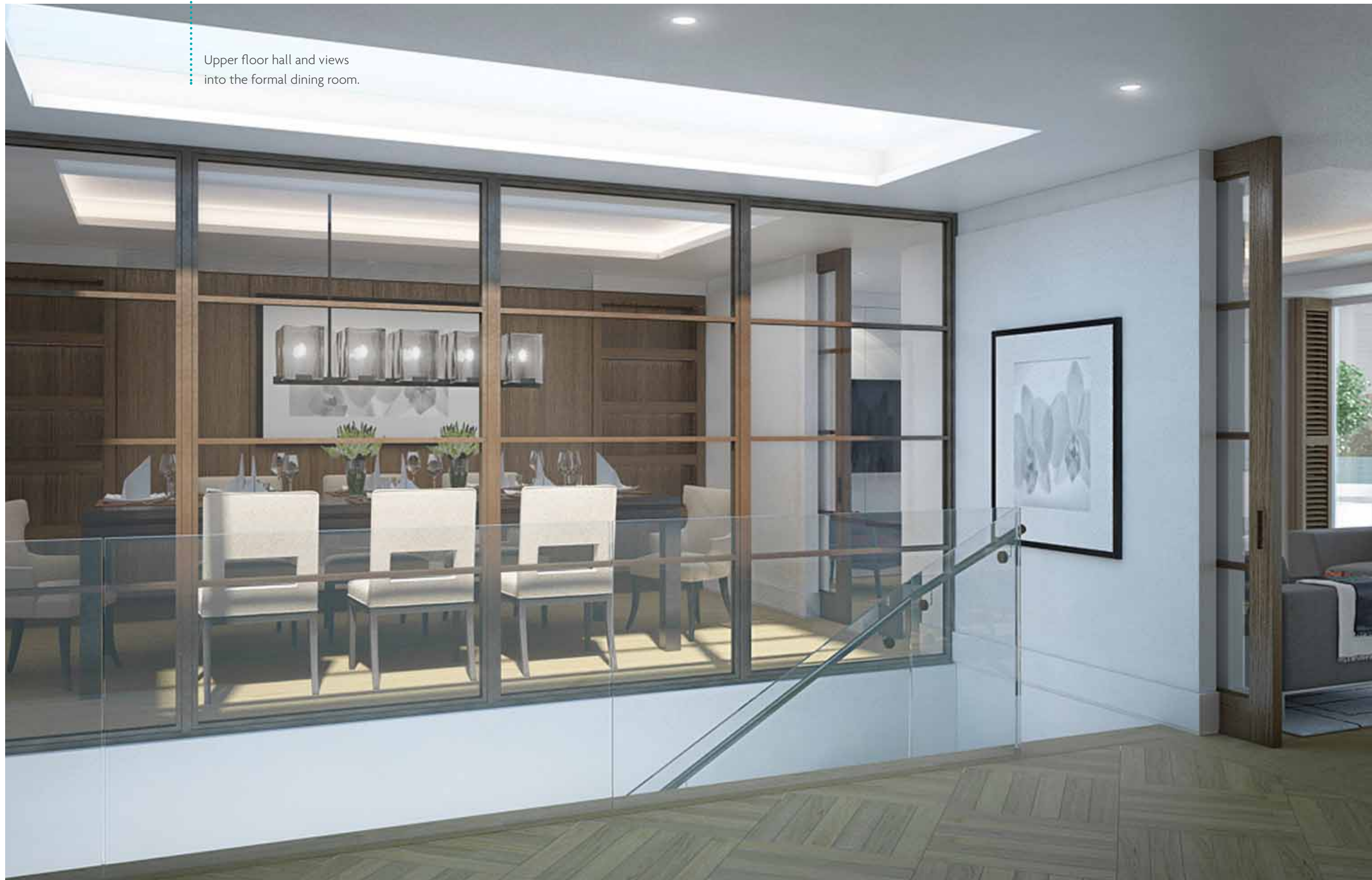
5TH FLOOR, 6TH FLOOR AND ROOF TERRACE

4-bedroom duplex 385 sq m (4,144 sq ft)

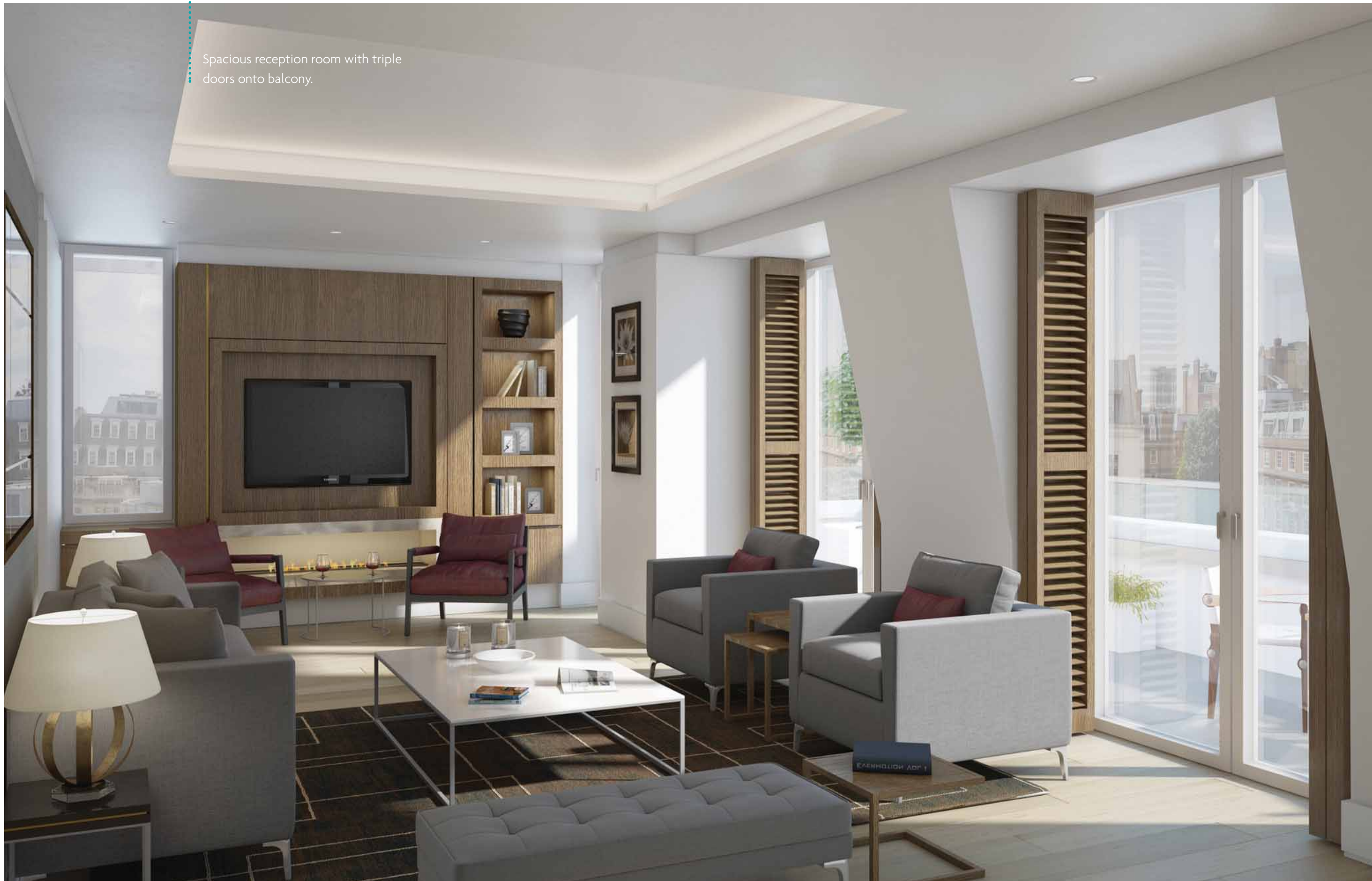
Roof terrace for quiet relaxation, entertaining,
spectacular views and sunsets.



Upper floor hall and views
into the formal dining room.



Spacious reception room with triple doors onto balcony.



Morning room and kitchen with extensive range of Gaggenau appliances.



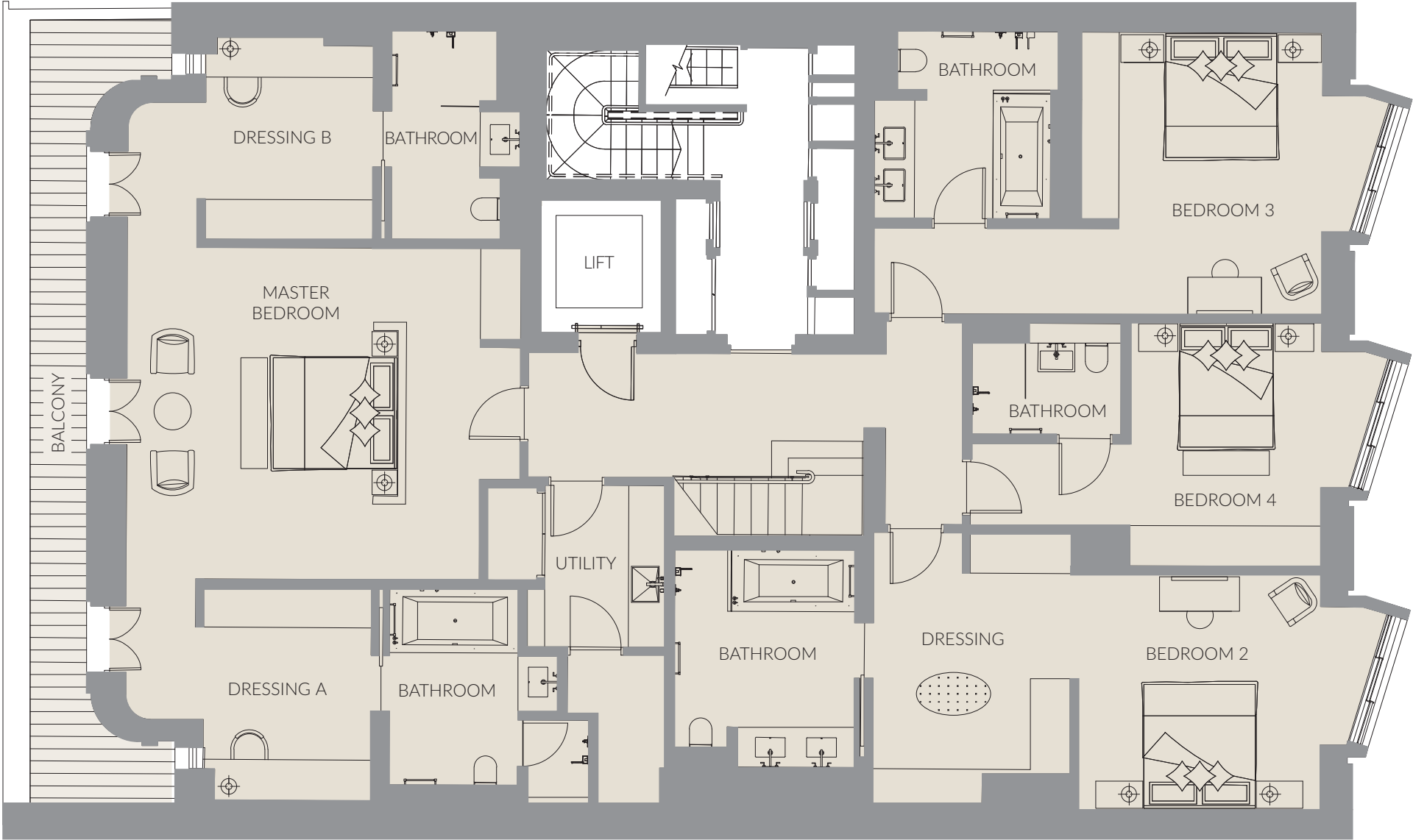


5TH FLOOR
THE PENTHOUSE
LOWER

4-bedroom
duplex apartment
with roof terrace
385 sq m (4,144 sq ft)

- Master Bedroom
6.37m x 5.37m
(20'10" x 17'7")
- Bedroom 2 (inc. Dressing)
7.28m x 4.47m
(23'10" x 14'7")
- Bedroom 3
7.28m (max) x 4.57m
(23'10" (max) x 14'11")
- Bedroom 4
5.68m (max) x 3.94m
(18'7" (max) x 12'11")

ST JAMES'S STREET



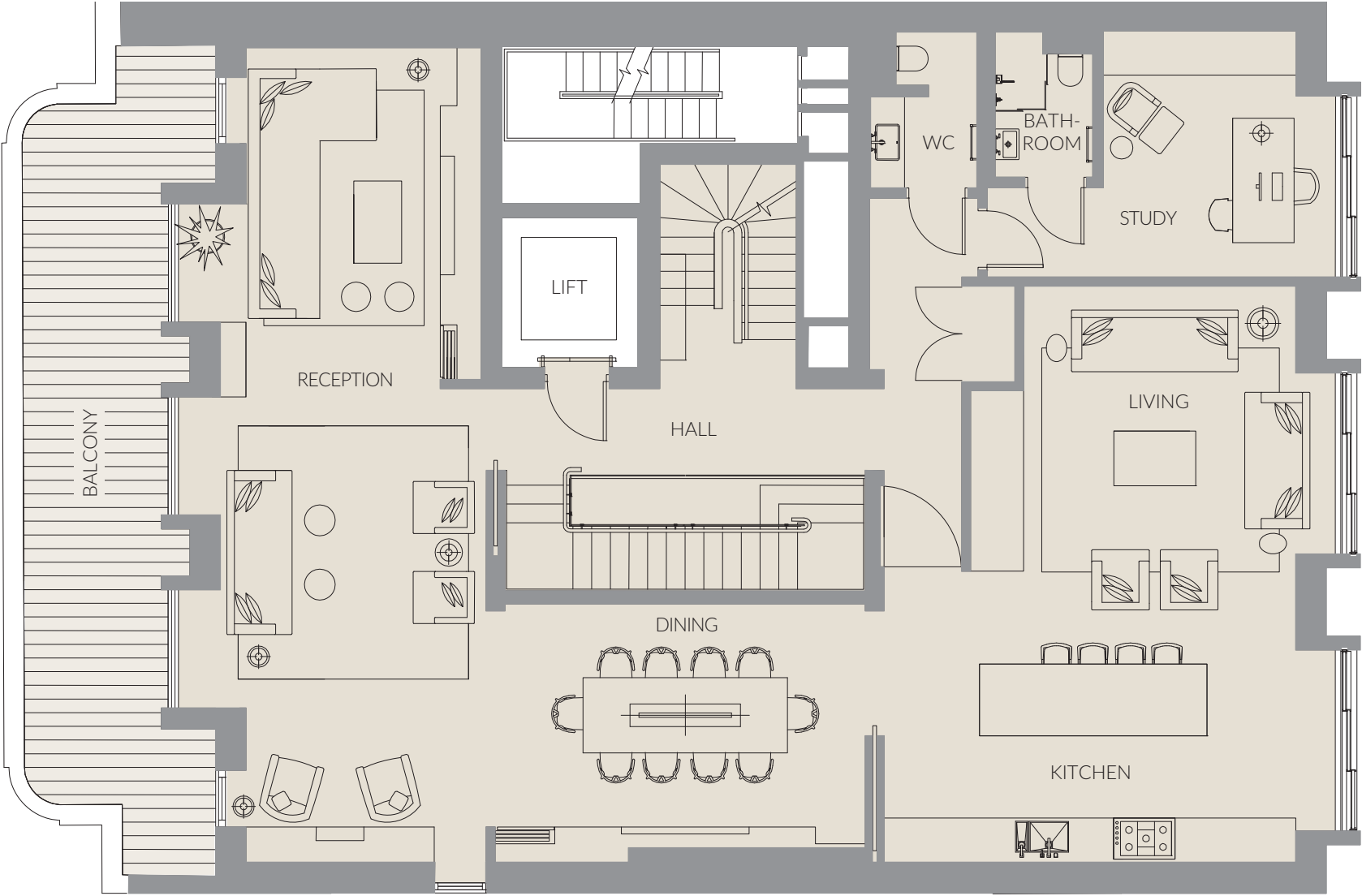
Note: Apartment areas are approximate



6TH FLOOR
THE PENTHOUSE
UPPER

- Reception
4.48m x 7.05m
(14'8" x 23'1")
- Family/Kitchen
6.62m x 8.43m
(21'8" x 27'7")
- Dining
5.40m x 3.77m
(17'8" x 12'4")
- Media
3.45m x 4.81m
(11'3" x 15'9")
- Study
5.11m (max) x 3.60m
(16'9" x 11'9")

ST JAMES'S STREET

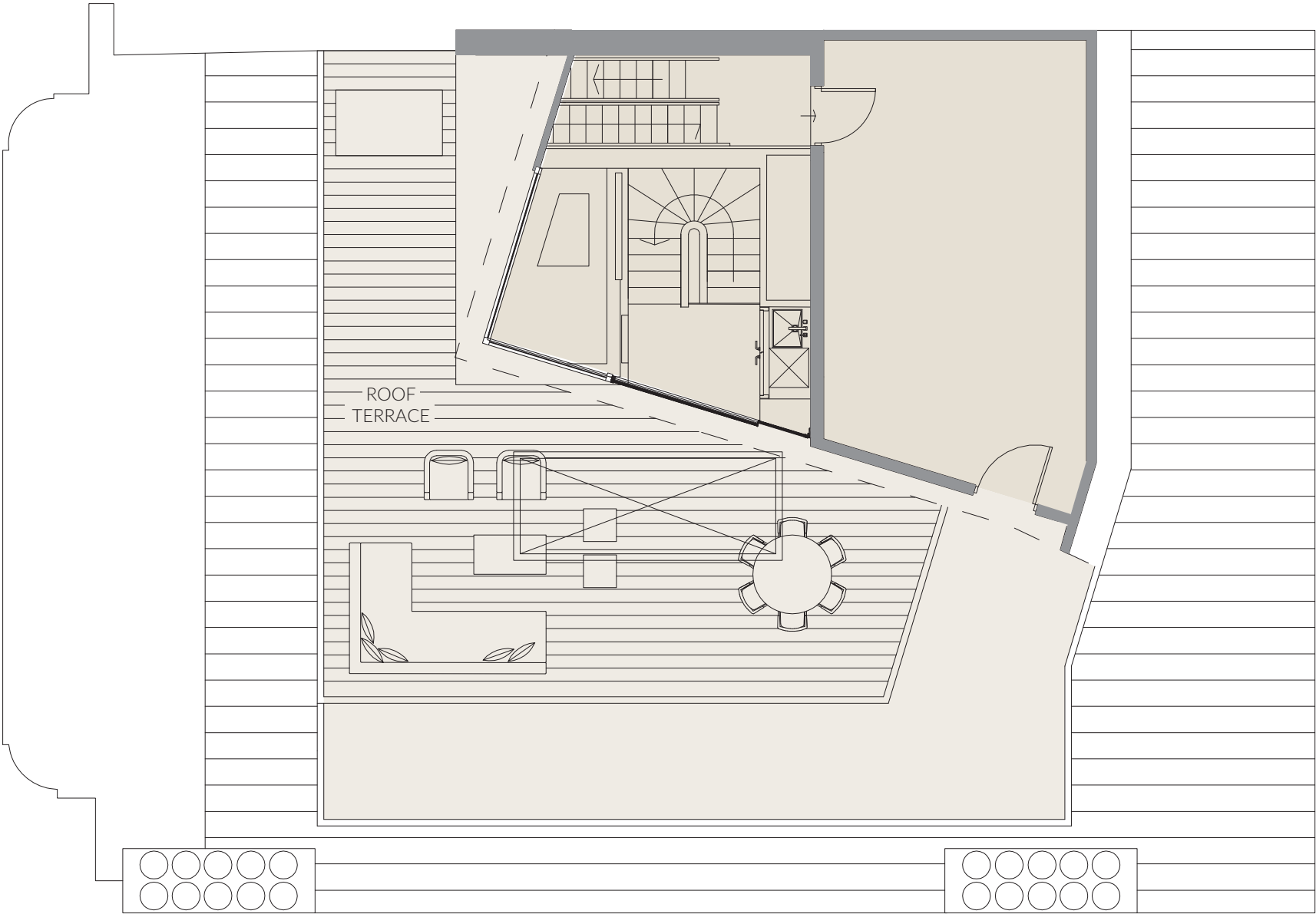




7TH FLOOR
THE PENTHOUSE
ROOF TERRACE

Terrace
9.42m x 10.07m
(30'10" x 33')

ST JAMES'S STREET



THE PENTHOUSE SPECIFICATION

Flooring

- The hallway floor is in a Crema Marfil marble tile with engineered timber flooring surround in European Oak
- The principal reception rooms and kitchen feature an engineered timber floor in European Oak
- 100% wool carpet to bedrooms and master bedroom dressing room.
- Crema Marfil marble-clad staircase from 5th to 6th floor
- Crema Marfil marble-clad staircase from 6th floor to 7th floor terrace
- 7th floor terrace room has an engineered timber floor in European Oak

6TH FLOOR

Reception Room

- Bespoke built-in joinery units in American Black Walnut veneer with 55” 4K LED TV
- Gas fire
- Ceiling speakers
- Scene-setting lighting controls
- French doors onto balcony to St James’s Street

Media Room

- Bespoke built-in joinery unit in American Black Walnut veneer
- French doors onto balcony to St James’s Street
- American Black Walnut veneered sliding stacking partition to separate Media room from reception
- 65” 4K LED wall-mounted TV

Dining Room

- Full-height bronze-clad glazed screen to stairwell
- American Black Walnut veneered pocket door to kitchen
- American Black Walnut veneered sliding stacking partition to separate dining room from reception
- Bespoke built-in joinery unit in American Black Walnut veneer, with integrated picture display space

Kitchen / Living Area

- Poliform kitchen fitted kitchen in Glacier White
- Bespoke white quartz composite stone worktops and central island unit
- Built in AV unit in American Black Walnut veneer incorporating 48” 4K LED TV
- Gaggenau appliances
 - Induction hob
 - Dishwasher
 - Wine cooler
 - Integrated fridge
 - Integrated freezer
 - 200 Series Oven
 - 200 Series Combination Microwave Oven
- Pull-out larder section
- Pop-up electrical sockets
- Bespoke built-in joinery unit in American Black Walnut veneer

Bedroom 5 / Study / Staff Room

- Bespoke built in joinery unit in American Black Walnut veneer

Guest Cloakroom

- Crema Marfil marble to floor, concealed cistern and splashback
- Bespoke Crema Marfil marble clad vanity unit with inset basin and towel rail below
- Wall-mounted Hansgrohe tap
- Duravit WC with concealed cistern
- Bespoke mirrored storage cabinets with demisting pads to mirrors and integrated lighting

5TH FLOOR

Master bedroom

- With dual bathrooms and dressing areas
 - Calacatta marble to floors and walls, with Pietra Grey natural stone tiles to shower area.
 - Washbasin, walk-in shower, bath (to one bathroom only), and WC
 - Calacatta marble clad vanity unit with washbasin
 - Bespoke mirrored storage cabinets with demisting pads to mirrors and integrated lighting
 - Electric towel rail
 - Ceiling speakers
 - Hansgrohe taps and fittings
- Bespoke marble-clad bedhead with gloss lacquer finish to bed side, and integrated bedside lights, power sockets and panic button
- Bespoke pop-up TV unit at foot of bed, incorporating storage cupboards, in a gloss lacquer finish

Bedroom 2

- Bespoke wardrobes to dressing room in American Black Walnut veneer with integrated lighting
- With ensuite bathroom:
 - Washbasin, walk-in shower, bath, and WC
 - Crema Marfil marble clad vanity unit with twin washbasins
 - Bespoke mirrored storage cabinets with demisting pads to mirrors and integrated lighting
 - Electric towel rail
 - Ceiling speakers
 - Hansgrohe taps and fittings

Bedroom 3

- Bespoke wardrobes finished to the exterior with semi-gloss lacquer and interior with American Black Walnut veneer, with integrated lighting
- With ensuite bathroom:
 - Crema marfil natural stone to walls and floor
 - Crema marfil natural stone vanity unit with dual washbasins, walk-in shower, bath, and WC
 - Bespoke mirrored storage cabinets with demisting pads to mirrors
 - Hansgrohe taps and fittings
 - Electric towel rail



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ST JAMES'S
LONDON

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