



Old Pye Street, Westminster, London, SW1P
£1,700 pw

Exceptional Three-Bedroom Luxury Residence in Prime St James's, Westminster



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Experience luxury living in one of St James's most prestigious Westminster residences, with this beautifully appointed three-bedroom, two-bathroom apartment offering space, style and exceptional privacy.

Designed with contemporary elegance throughout, the home features a generous open-plan reception area complete with a fitted modern kitchen and Juliet balcony, creating an inviting space ideal for both entertaining and everyday living.

The principal bedroom benefits from its own Juliet balcony and a sleek en-suite shower room, while a second double bedroom is served by a high-quality family bathroom. A third versatile room offers flexibility as a study, guest bedroom or formal dining area, catering perfectly to modern city lifestyles.

A standout feature of this residence is its exclusive private lift lobby, providing direct and secure access to the apartment. This is an element rarely offered in Westminster homes and a key premium advantage over other properties in the area.

Finished with clean contemporary styling and quality fittings throughout, the apartment delivers a refined yet practical living environment within one of central London's most desirable neighbourhoods. Full furnishings can be provided at an additional cost, offering a seamless turnkey option for corporate and long-term tenants.

Located just moments from St James's Park and superb transport connections across London, this residence offers the ideal blend of tranquillity, prestige and convenience in the heart of SW1.

Key Features

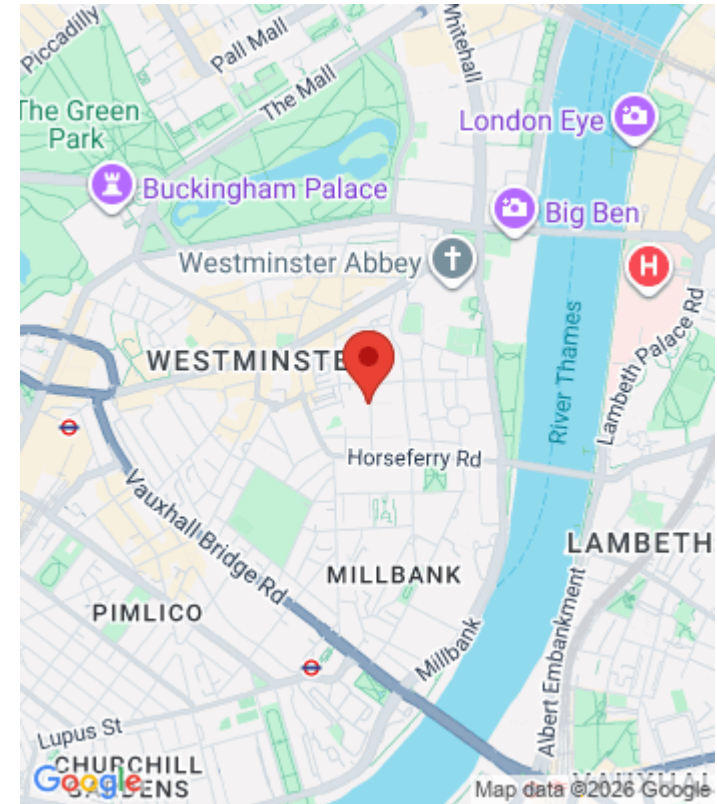
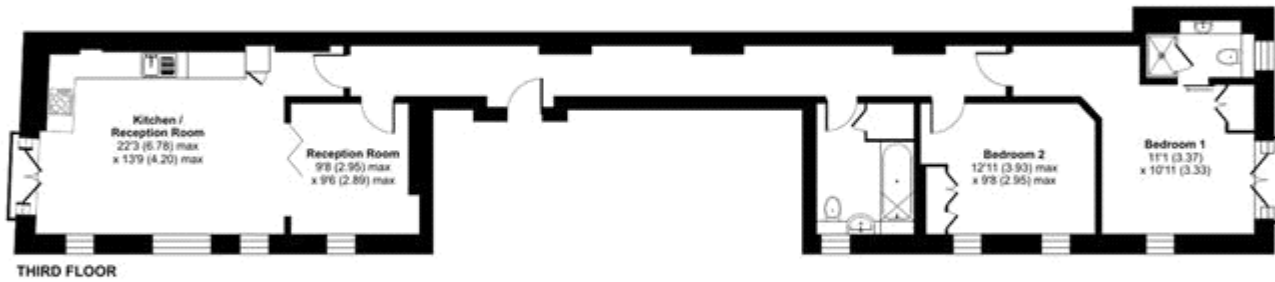
- Spacious three-bedroom, two-bathroom layout
- Private lift lobby with direct access
- Juliet balconies to living area & principal bedroom
- Flexible third room (study/guest/dining)
- Contemporary interiors with quality finish
- Excellent St James's / Westminster location
- Optional full furnishing package
- Premium city living moments from St James's Park



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.

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Approximate Area = 993 sq ft / 92.2 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/a/ecom 2025. Produced for Presence & Co. REF: 1420273



| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-) | A | | |
| (81-91) | B | | |
| (69-80) | C | 85 | 85 |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.