

28

QUEEN
ANNE'S
GATE



EST. 1704

28 Queen Anne's Gate is an exquisitely restored Queen Anne townhouse, luxuriously decorated, with beautiful views over St James's Park.



QUEEN ANNE'S
GATE SW1

CITY OF WESTMINSTER



A House With A History

28 Queen Anne's Gate is a fine example of early Queen Anne style, with the Dutch influence of Queen Anne's predecessor, William of Orange, evident in the rare carved wooden canopy which frames the door. This was a brief period in architectural history, precluding the mass development of the Georgian Age and as such the house, and indeed the street, is of particular architectural interest.

Originally built as a fine London townhouse, Atelier have endeavoured to capture the essence of the building's architecture whilst combining it with the latest in contemporary luxury and modern technology for its 21st century inhabitants.



“To stumble upon this most exquisite of streets is one of London’s best architectural surprises...also about the only place where you will see London houses of the 18th century in near mint condition.”

London by E Harwood and A Saint, 1991





A Grand Entrance

Inside the double height panelled entrance hall, the original Queen Anne staircase sweeps from ground to first floor. This imposing architectural feature carved of English Oak was designed to impress visitors on immediate arrival at the property.

Also on the ground floor is a striking, stately formal dining room overlooking the principal terrace and St James's Park beyond, a reception room at the front of the house and a state-of-the-art wine and cigar room.



The Garden Floor

The garden floor is occupied predominantly by the more informal living spaces. There is a contemporary kitchen / breakfast room and a huge open plan family dining and living area which alone comprises over 600 square feet (56 square metres), with doors leading to the landscaped garden.











Period Drama

The grand staircase leads to the 'piano nobile' with a formal study at the front, and to the rear a grand drawing room, 5 windows wide, with spectacular green views over St James's Park.

The study has been tastefully decorated with slate grey walls, bespoke Walnut joinery, parquet flooring and lacquered bookshelves, whilst the drawing room is an elegant statement room, with restored period features and bathed in natural light from floor to ceiling sash windows.







The Master Suite

A private, understated space, the master bedroom with interlinking dressing room and his and her en-suites, occupies the entire second floor. Natural Oak floor, Oak floor inlaid with a luxurious thick-pile carpet and bespoke Eucalyptus Pommele joinery toned to the wall colour ensures a clean, simple symmetry with verdant views over St James's Park.

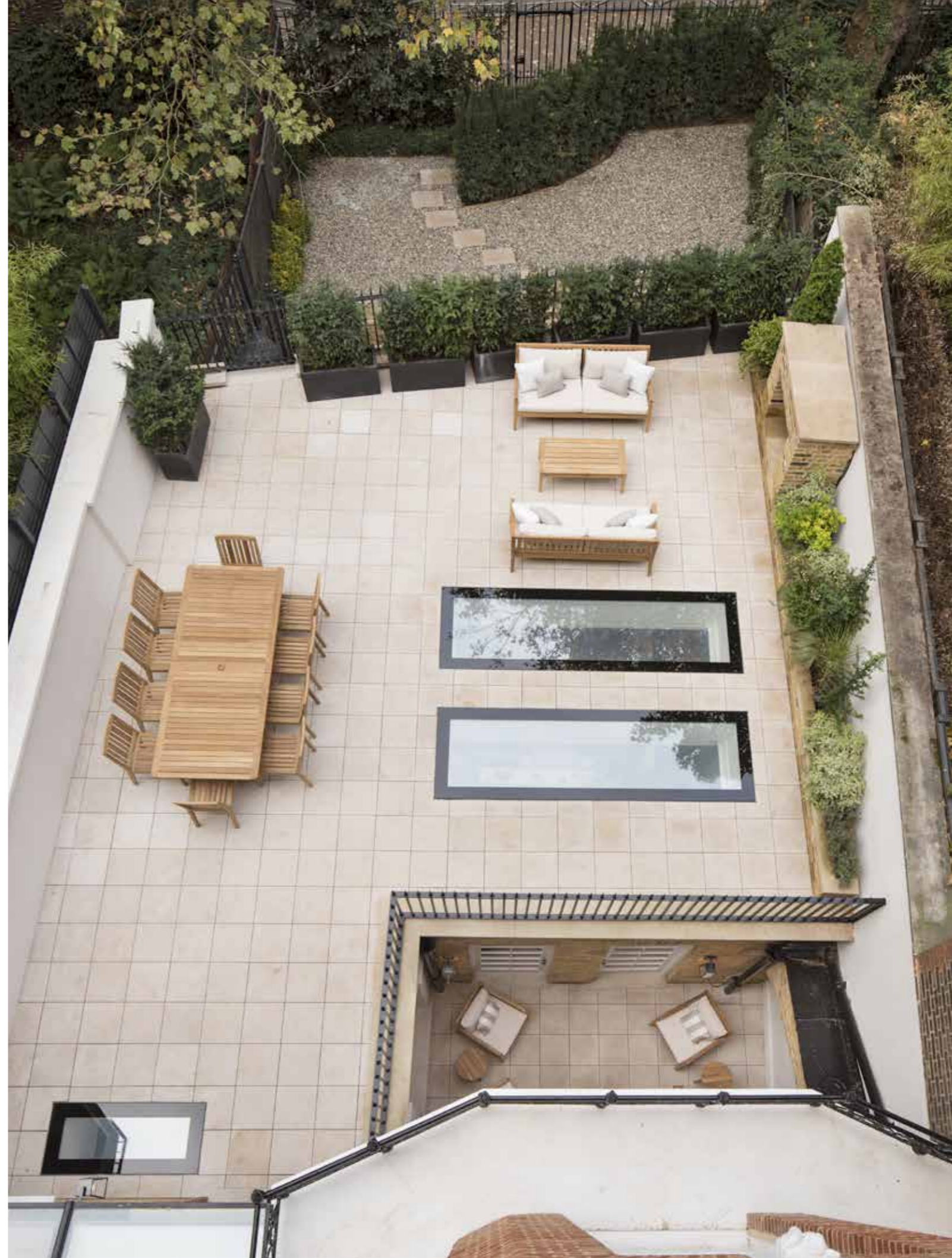




Guest Bedrooms

The upper two floors are home to four distinct bedrooms with private en-suite bathrooms and bespoke fitted wardrobes.





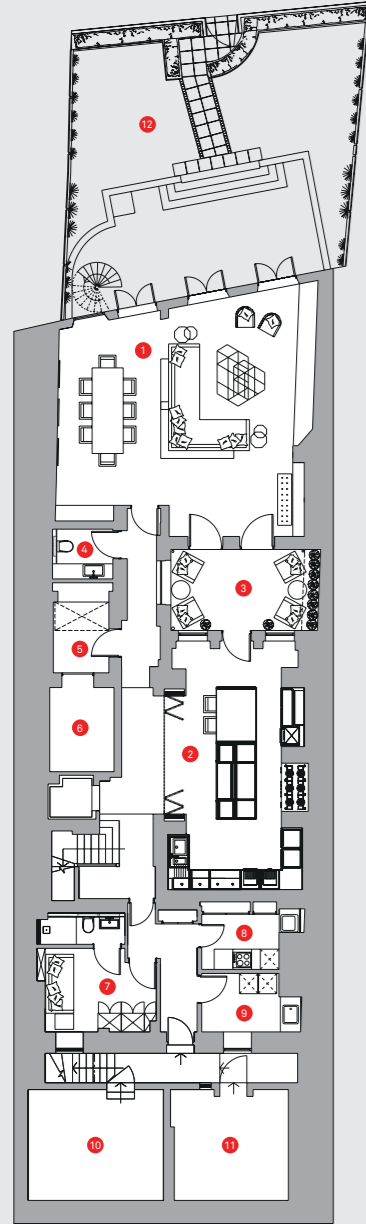


Floorplans



GARDEN FLOOR

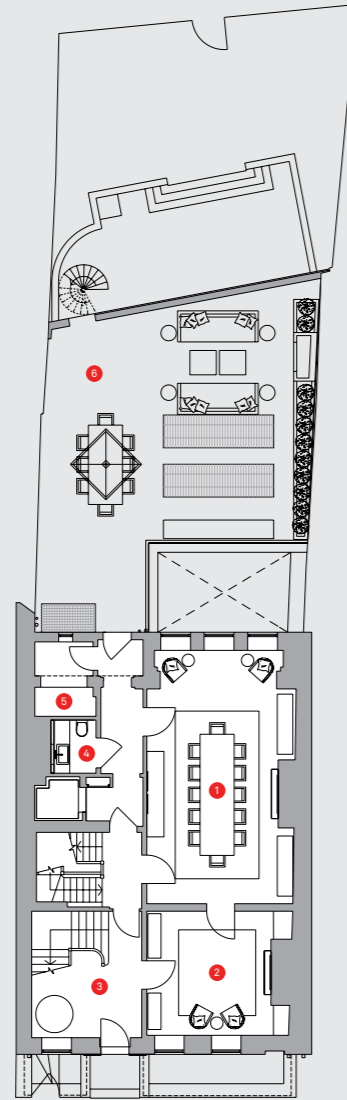
1902.17 sq ft / 176.71 sq m



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GROUND FLOOR

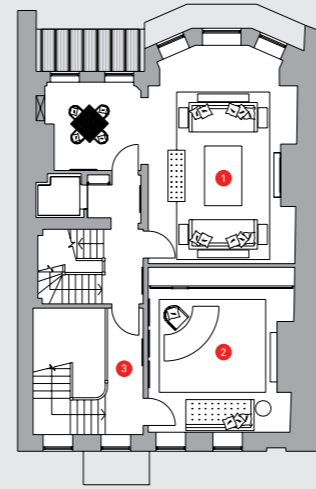
1140.80 sq ft / 105.98 sq m



Nº		sq ft	sq m
1	Formal Dining Room	420.58	39.07
2	Cloak Room	208.92	19.41
3	Entrance Hall	162.86	15.13
4	WC	26.84	2.49
5	Cigar Room	19.11	1.78
6	External Terrace (excluded from GIA)	826.45	76.78

FIRST FLOOR

1090.03 sq ft / 101.27 sq m

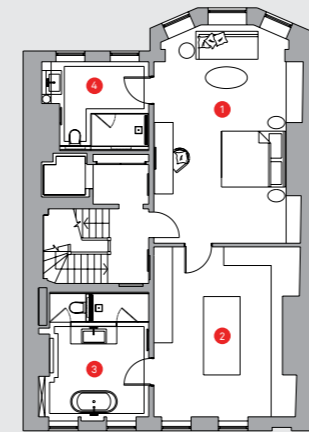


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Nº		sq ft	sq m
1	Drawing Room	466.81	43.37
2	Study	275.35	25.58
3	Gallery Landing	163.52	15.19

SECOND FLOOR

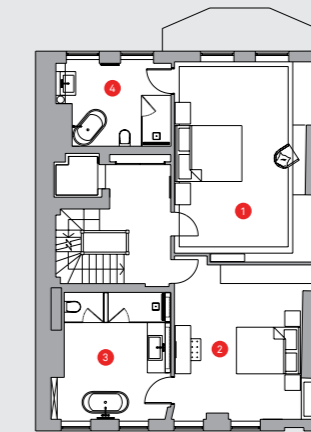
1102.36 sq ft / 102.41 sq m



Nº		sq ft	sq m
1	Master Bedroom	357.57	33.22
2	Dressing Room	279.98	26.01
3	Her En-suite	160.40	14.90
4	His En-suite	104.76	9.73

THIRD FLOOR

1075.84 sq ft / 99.95 sq m

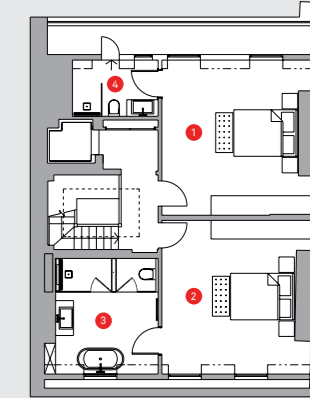


Nº		sq ft	sq m
1	Bedroom 2	327.93	30.47
2	Bedroom 3	254.03	23.60
3	En-suite 3	168.49	15.65
4	En-suite 2	112.38	10.44

N >

FOURTH FLOOR

918.92 sq ft / 85.37 sq m



Nº		sq ft	sq m
1	Bedroom 4	256.88	23.86
2	Bedroom 5	264.77	24.60
3	En-suite 5	145.79	13.54
4	En-suite 4	54.29	5.04

Total Gross Internal Area
7230.12 sq ft / 671.69 sq m

GENERAL SPECIFICATION

- Italian hand selected marbles.
- Lutron lighting system.
- Electric under floor heating system to all principle rooms with individual zone controls and thermostats to all floors and zones.
- Air-conditioned throughout.
- VESDA air sampling smoke detection to all protected areas.
- Whole home Creston AV system with in-wall touch panels and iPad located in key areas.
- Bowers & Wilkins and TruAudio speakers fitted throughout.

Security

- Discrete Grade 3 certified alarm system with motion sensors.
- Video entry to front entrance doors.
- HD security cameras externally mounted to key locations.

Lift

- Bespoke lift with metal bronze finish to door.
- Leather upholstered wooden panels & bronze mirror internal finish.

GARDEN FLOOR

Kitchen/Breakfast Area

- Bespoke Nicholas Anthony designed kitchen with stone worktops with metal inlay.
- Gaggenau appliances including 2 wine coolers, fridge, freezer, microwave combi oven & separate ovens, induction and gas hobs, coffee machine and dishwasher.
- Limestone floor.

Professional Kitchen/Laundry Area

- Limestone floor.
- Stainless steel units with Hotpoint range cooker, dishwasher and Bosch fridge/freezer.
- 2 Smeg washing machines and 2 Smeg tumble dryers.

Family Room

- Bespoke joinery units with antique brass trims to leather upholstered sliding doors incorporating a 65 inch television.
- Bespoke joinery in dining area with Kenyan Black Wave stone surfaces.
- Super high definition projector and recessed screen.
- Fireplace with Nero Marquina marble surround.
- Oak parquet floor stained and oiled.
- Contemporary log and ember gas fire.
- Two large roof lights with switchable privacy glass.

Summer Terrace

- External seating area.
- Limestone paving.
- Living wall.

AV/Interactive Room

- Bespoke joinery incorporating storage and games screen.
- Roof light to terrace area.
- Full media integration and internet access.

Staff Room

- Built in wardrobes with hanging space and drawers.
- Timber floor stained and oiled.
- Tiled shower area.

WC

- Limestone floor.
- Bespoke Bianco Vietnam marble vanity unit.

Wine Cellar

- Vaulted wine cellar

GROUND FLOOR

Entrance Hall

- Original and restored Queen Anne staircase and Oak panelling.
- Zofia Limestone honed tile with Emperador marble border and Zofia Limestone outer border tile.
- Regency era Crystal chandelier.
- Quarter cut Walnut entrance table with antique brass inlay.

Cloakroom

- Bespoke Walnut veneer joinery with hanging space.
- Oak parquet floor stained and oiled with Oak border and antique brass inlay strip.
- Refurbished original fireplace surround with gas fire.

Dining Room

- Oak parquet floor stained and oiled with Oak border and antique brass inlay strip.
- Honed Carrara marble fireplace surround with gas fire.
- Walnut veneered dining table for 12 with antique brass inlay.
- Walnut veneered sideboard with sunburst design to door fronts and antique brass caps to feet and brace bar.
- Two antique iron crystal chandeliers.

Cigar Room

- Mono-pitch glass roof.
- Bespoke bar joinery with mirror backs with integrated led lighting.
- Humidor.
- Oak parquet floor stained and oiled with Oak border.

Terrace

- Limestone terrace floor.
- Two feature walk-on roof lights to terrace floor.
- Exterior lighting, planters and access to landscaped rear garden via a handmade wrought iron spiral staircase.

WC

- Bespoke Noir St. Laurent vanity unit.
- Oak parquet floor stained and oiled.

FIRST FLOOR

Gallery Landing

- Original and restored Oak panelling with vertical silk strand wallpaper.
- Brass finish wall lights and lanterns.

Master Study

- Bespoke joinery formed in Dark Walnut veneer and contrasting Burl Walnut finish with bronzed brass inlay.
- Library bespoke joinery unit with ladder.
- Refurbished original fireplace surround with gas fire.
- Walnut veneered desk with Sunburst design and inset suede top with brass inlay detail.
- Oak parquet floor stained and oiled with Oak border and antique brass inlay strip.

Drawing Room

- Raw rock crystal and brass chandelier.
- Bespoke joinery comprising of Walnut body with Eucalyptus Pommele rear panels.
- Bronzed brass bespoke water jetted trellis work, bronzed brass inlay strips on shelving.
- Eucalyptus Pommele veneered console table with brass finish frame.
- Carrara marble fireplace surround with gas fire.
- Original and refurbished cornice.
- Oak parquet floor stained and oiled with Oak border and antique brass inlay strip.
- Sycamore and Amboyna veneered chess board table with Burr Walnut & Light Walnut top detail.

SECOND FLOOR

Master Bedroom

- Crystal chandelier.
- Upholstered headboard wall.
- Bespoke dressing table with integrated sound bar formed from Eucalyptus Pommele veneer with antique brass grill.
- Bespoke Eucalyptus Pommele wardrobe joinery with specialist metal falling leaf finish insert panels.
- Veneered Eucalyptus Pommele bedside table with brass inlay.
- Oak parquet floor stained and oiled with Oak border and antique brass inlay strip.

Dressing Room

- Bespoke Eucalyptus Pommele veneered wardrobes with integrated internal LED lights, hanging space, shelving area, drawers and shoe rails.
- Antique mirror to rear of shelving units.
- Dressing island joinery in veneered Eucalyptus Pommele with antique brass inlay with low iron glass top.
- Crystal chandelier.
- Carpet with Oak border and antique brass inlay strip.

Her En-Suite

- Bespoke Tay veneer vanity units with inset LED lighting and mirror and Arabescato Vagli marble top.
- Crystal chandelier.
- Book matched Arabescato Vagli marble to walls.
- Bianco Vietnam marble stone floor.
- Designer sanitary ware with free-standing bath.

His En-Suite

- Bespoke Ash Burr veneered vanity units with mirror and Arabescato Corchia marble top.
- Crystal chandelier.
- Book matched Arabescato Corchia marble to walls.
- Bianco Vietnam marble stone floor.
- Designer sanitary ware with extra-large overhead shower head.

THIRD FLOOR

Bedrooms 2 & 3

- Bespoke joinery wardrobes with suede insert panels with antique brass hanging rails, shelving areas, drawers, with integrated LED lights.
- Bespoke joinery desk in Tay veneer.
- Oak parquet floor stained and oiled.

Bedroom 2 En-Suite

- Arabescato Vagli stone floor.
- Arabescato Vagli shower tray with glass enclosure.
- Bespoke Tay veneered timer vanity unit with Bianco Vietnam marble top.
- Bianco Vietnam marble stone walls.
- Polished chrome towel rail.

Bedroom 3 En-Suite

- Bianco Vietnam marble stone floor.
- Arabescato Vagli to walls.
- Bespoke Tay veneered timer vanity unit with Bianco Vietnam marble top.
- Polished chrome towel rail.

FOURTH FLOOR

Bedrooms 4 & 5

- Bespoke joinery wardrobes with fabric wallpaper insert panels with antique brass hanging rails, shelving areas, drawers, with integrated LED lights.
- Luxury carpet with Oak border.

Bedrooms 4 & 5 En-Suite

- Bespoke vanity unit with Corian top.
- Built in shelving unit.
- Carrara tiles to wall.
- Bianco Vietnam marble floor and shower tray.
- Polished chrome towel rail.



The Shard

The Walkie Talkie

London Eye

OXO Tower

The Thames

Houses of Parliament

Westminster Abbey

10 Downing St

28 Queen Anne's Gate

St James's Park

Victoria Memorial

Green Park

Buckingham Palace

The Perfect Postcode

An affluent neighbourhood, the area around Queen Anne's Gate offers a wonderful choice of restaurants, cafés, theatres, shops and historical landmarks.

Bordering the south side of St James's Park, Birdcage Walk connects the centre of government in Whitehall and Parliament Square with the seat of royalty in Buckingham Palace. Residents at 28 Queen Anne's Gate can access Birdcage Walk from the garden gate, opt for the fine dining restaurants in and around Westminster and try the divinely tempting cafés and chic eateries of St James's, an area also home to some of the most exclusive boutiques in London.



London has held on to its reputation as one of Europe's most vibrant capitals with new landmarks and trendy hotels, restaurants and clubs opening up all the time.





Education

Some of the UK's finest preparatory independent schools are to be found within a two mile radius including Westminster Under School, Eaton House, Hill House and Westminster Abbey Choir School. For secondary education, the location offers a choice of London's best international, private day and boarding schools, including the prestigious Westminster School in the grounds of Westminster Abbey.

Owing to its centrality, Queen Anne's Gate is the perfect base from which to study at the city's world-famous universities including the nearby institutions of UCL, the London School of Economics and The Courtauld Institute of Art to name but a few.



Capital Connections

Located between Parliament and Buckingham Palace, Queen Anne's Gate is well served by London black cabs, making getting around town easy. Driving times to major airport and train terminals include 40 minutes to Heathrow, 25 minutes to City Airport and 15 minutes to the Eurostar terminal at King's Cross St Pancras. Victoria Station, with the Gatwick Express and services to the south coast is even less – merely a three minute drive.

The house is served by three underground stations: St James's Park station (0.2 miles) on the District and Circle line with direct connections to Sloane Square, Westminster station (0.4 miles) granting access to the Jubilee line and connections to Bond Street, London Bridge, the City and Canary Wharf and Victoria station (0.6 miles) on the Victoria line, going north across central London.

Trains from Victoria

Brighton 52 mins
Gatwick 28 mins
Dover 1h 57 mins

Underground from Westminster

Bond Street 3 mins
Hyde Park 8 mins
Canary Wharf 11 mins

Eurostar from St Pancras

Brussels 1hr 15 mins
Lille 1hr 20 mins
Paris 2hr 16 mins



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Terms

Tenure: Freehold

Grade I Listed

Local Authority: City of Westminster

In common with many other properties on Birdcage Walk the gardens and rear wall at basement level of the property are on Crown land managed by the Royal Parks. The purchaser will need to enter into a licence for the continued use of the garden and the related encroachments. A licence fee will be payable.



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