

L O N D O N

S T J A M E S ' S P A R K

3 | OLD  
QUEEN  
STREET



# ST JAMES'S PARK'S NEWEST BOUTIQUE DEVELOPMENT



An artist's  
impression of how  
the facade of 35  
Old Queen Street  
will be transformed  
as part of the  
redevelopment

# 35 OLD QUEEN STREET

Located on a quiet street,  
adjacent to St James's Park,  
35 Old Queen Street is a late  
19th Century building that  
sits within the Birdcage Walk  
Conservation Area.

Beautifully crafted and  
impeccably curated, the property  
has been transformed into 16  
individually designed apartments  
that combine traditional London  
architecture with elegant,  
contemporary design.





# ST JAMES'S PARK

ST JAMES'S PARK

St James's Park is both the smallest and oldest Royal Park in London. It is surrounded by some of the capital's most treasured landmarks including Buckingham Palace, Clarence House, St James's Palace and The Houses of Parliament.

Providing a tranquil setting, full of wildlife, elegant pathways and manicured gardens, this unique park has been at the centre of the country's royal and ceremonial life for centuries and is the location of the much-celebrated Trooping of the Colour.



# A RICH HISTORY

A little over 400 years ago, the area around St James's Park was primarily known for its woodland, water-meadows and farms. It was in 1536, when the royal court was based at the Palace of Westminster (known today as the Houses of Parliament), that King Henry VIII converted a section of the land into a deer park. It was here that he built a grand hunting lodge that later became St James's Palace.

During the subsequent reign of King James in the early 1600s, the park was re-landscaped and became home to the Royal Menagerie, with animals including camels, crocodiles and an elephant. Aviaries of exotic birds were also introduced to the Park, along what is now known as Birdcage Walk.



An historic map depicting St James's Park and the original road system through central London

RIGHT:  
A stones throw away  
from 35 Old Queen  
Street, the world famous  
Westminster Abbey

BELOW:  
The celebrated  
Nelson's column that  
stands prominently in  
Trafalgar Square, facing  
towards Whitehall



During the course of the centuries that followed, the park became more formal and elaborate, and in the early 18th century, the east section of the park was completely transformed to create Horse Guards Parade ground.

It was in the late 1820s, however, that the park ultimately changed forever when architect and landscape designer John Nash completely remodelled it into the more romantic and naturalistic style that is still evident today.

Other changes over later years include the marble arch outside Buckingham Palace being moved to the junction of Oxford Street and Park Lane in 1851, vehicles being permitted to use The Mall in 1887, and the area outside Buckingham Palace being remodelled between 1906 and 1924 to allow for the Victoria Memorial statue.



LEFT:  
The mounted guard,  
founded by the  
Household Cavalry,  
ride through Hyde  
Park's Wellington Arch

BELOW:  
The Queen Victoria  
memorial statue that  
now sits tall opposite  
Buckingham Palace



LEFT:  
A member of the  
Queen's Guard outside  
Buckingham Palace





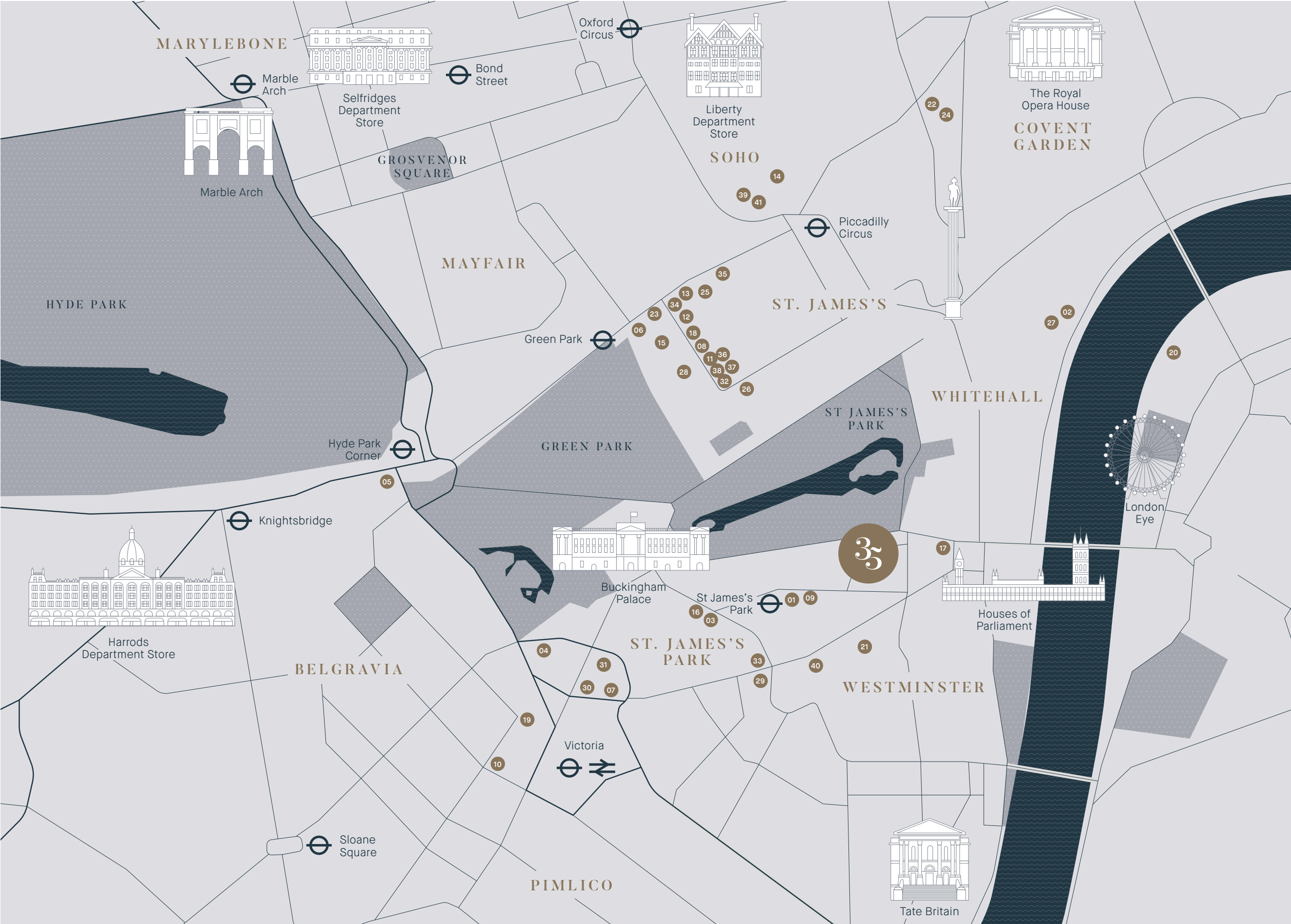
PERFECTLY  
LOCATED

Hotels			🚶
01	Conrad London St James's	3 mins	
02	Corinthia Hotel London	14 mins	
03	St James's Court	7 mins	
04	The Goring Hotel	15 mins	
05	The Lanesborough	20 mins	
06	The Ritz London	17 mins	

Restaurants		
07	Aster	14 mins
08	Avenue	12 mins
09	Blue Boar Restaurant	2 mins
10	Boisdale of Belgravia	20 mins
11	Boulestin	12 mins
12	Cafe Murano St James's	15 mins
13	Franco's	15 mins
14	Ham Yard Restaurant	20 mins
15	Le Caprice	15 mins
16	Quilon	8 mins
17	Roux at Parliament Square	3 mins
18	Sake no Hana	13 mins
19	Santini	18 mins
20	Skylon Restaurant, Bar & Grill	20 mins
21	The Cinnamon Club	7 mins
22	The Ivy	20 mins
23	The Wolseley	15 mins
24	Tredwells	20 mins
25	Wiltons Restaurant	15 mins

Bars and Cafés		
26	67 Pall Mall Members Club	11 mins
27	Bassoon Bar	13 mins
28	Dukes Bar	14 mins
29	Iris & June Café	8 mins
30	Ole & Steen Café	15 mins
31	Rail House Café	15 mins

Culture and Retail		
32	Berry Bros. & Rudd	12 mins
33	Curzon Victoria Cinema	8 mins
34	Davidoff of London	15 mins
35	Fortnum & Mason	17 mins
36	John Lobb Shoes	12 mins
37	Lock & Co. Hatters	12 mins
38	Mr Porter	12 mins
39	Rapha London Soho	20 mins
40	Strutton Ground Market	7 mins
41	Whole Foods Market	19 mins

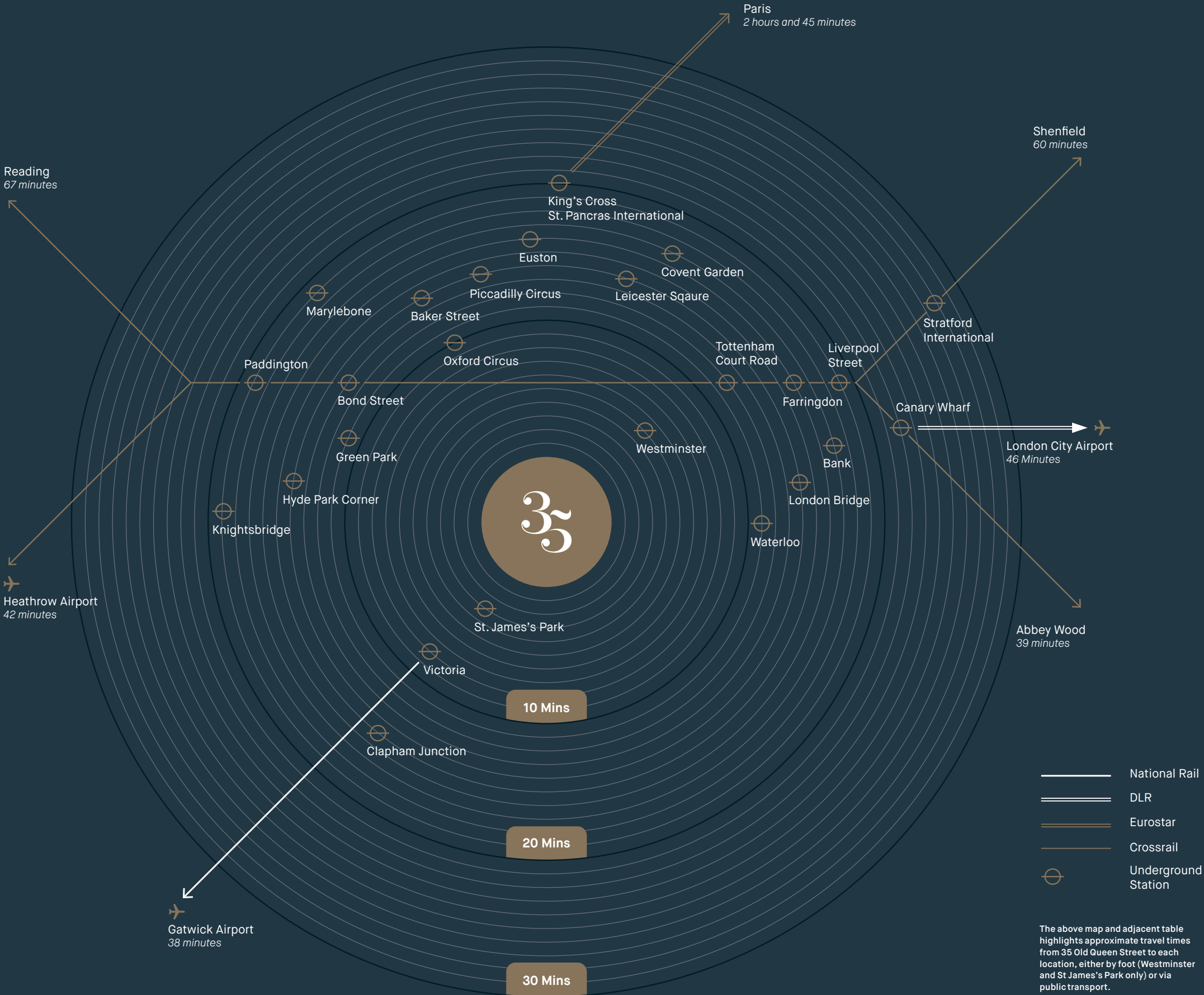


# WELL CONNECTED

35 Old Queen Street is perfectly placed to easily travel in and around London and across the UK.

With both Westminster and St James's Park underground stations less than 7 minutes walk away, access to London's underground network and national mainline trains is quick and easy, with Gatwick, Heathrow and London City airport also less than an hour away.

	ST. JAMES'S PARK	3 Minutes
<hr/>		
	VICTORIA	8 Minutes
<hr/>		
	GREEN PARK	11 Minutes
<hr/>		
 	WATERLOO	11 Minutes
<hr/>		
	BOND STREET	13 Minutes
<hr/>		
 	PADDINGTON	19 Minutes
<hr/>		
	LONDON CITY AIRPORT	46 Minutes
<hr/>		





RIGHT:  
Unwind at Aster's  
elegant first floor  
restaurant



LEFT:  
Enjoy buckwheat  
blinis and caviar  
at one of the UK's  
oldest restaurants

Whether seeking a Michelin starred dining experience, or a relaxed venue for brunch, St James's and its neighbouring locales are home to some of the best places to eat and drink in London.

With some of the most distinguished and respected food merchants also on the doorstep, residents at 35 Old Queen Street will be spoilt for choice.

RIGHT:  
Explore the  
American-inspired  
menu at Avenue

BELOW:  
Have a discrete  
cocktail at  
The Fumoir,  
Claridges



ABOVE:  
Savour the  
fresh seasonal  
ingredients at  
Ham Yard

LEFT:  
Visit Tredwells,  
Marcus Wareing's  
restaurant and  
winner of AA's London  
Restaurant of the Year



BELOW:  
A timeless fashion  
accessory by  
Patek Philippe on  
New Bond Street



BELOW:  
Sumptuous leather  
accessories from  
Hugo Boss in Victoria



# THE HEIGHT OF FASHION

Defined by their stately elegance, the areas of St James's and Mayfair have always attracted the finest tailors and craftsmen to their streets.

The celebrated resurgence of nearby Victoria has also drawn an abundance of prime retailers into the area, offering an eclectic mix of sports and lifestyle shops, fashion, shoes and accessories, health and beauty and supermarkets.

RIGHT:  
Just a short walk from  
35 Old Queen Street,  
the best of Old Bond  
Street's designer brands

RIGHT:  
Keep on trend  
with Rapha  
Cycling in Soho



BELOW:  
Relive a British  
classic film by  
visiting Kingsman  
by Mr Porter



LEFT:  
Window shop at  
the world famous  
Fortnum and Mason



ABOVE:  
Discover men's  
and women's hats  
from the world's  
oldest hat shop

LEFT:  
A master craftsman  
moulding a shoe  
cast at Lobb

# A WORLD CLASS EDUCATION

High quality education is always a parent’s first priority and some of the UK’s leading schools are located only a short distance from 35 Old Queen Street.

A sample of the most prominent local schools include:

- **Eaton House, Belgravia and Clapham**  
A group of schools for boys and girls aged between 3-13 years. Between 1.2-3.5 miles from 35 Old Queen Street.
- **Hill House, Chelsea and Knightsbridge**  
An independent group of day schools for boys and girls aged 3-18 years. Between 1.9-2.4 miles from 35 Old Queen Street.
- **Garden House School, Chelsea**  
An independent day school for boys and girls aged 3-11 years. Approx. 1.8 miles from 35 Old Queen Street.
- **Westminster School, Westminster**  
An independent day and boarding school for boys aged 13-18 and girls aged 16-18. Approx. 0.4 miles from 35 Old Queen Street.
- **Westminster Underschool, Westminster**  
An independent day school for boys aged 7-13 years. Approx. 0.8 miles from 35 Old Queen Street.



LEFT & ABOVE:  
Eaton House Belgravia Pre-Prep was founded in 1897 and in 2018 achieved some of the most outstanding 7+ and 8+ results in London, with 40% of students securing offers to Westminster and St Paul's

TOP:  
Hill House is a school that enables children from all over the world to have the opportunity to follow an English curriculum. Their guiding vision is that the modern child must be educated for a world community





“  
This beautiful period  
building has been  
thoughtfully recrafted.  
Each space offers a  
superb balance of  
contemporary design  
with Victorian grandeur.  
”

LEON KALKWARF  
KALKWARF ARCHITECTS



## RECEPTION



Residents of 35 Old Queen Street will have  
the benefit and convenience of a concierge  
service offering.

LIVING ROOM



The stylish, open-plan living rooms have been designed to make the most of the natural light and generous ceiling heights. The oak timber flooring has been laid in a classic herringbone pattern, with the ceiling and door detailing complementing the traditional elegance of this sought-after St James's address.





## LIVING ROOM



Seamlessly combining traditional elegance with modern living, the integrated dining areas of each apartment's living room provide the perfect space for both formal and informal dining.



## KITCHEN



The contemporary kitchens comprise bespoke, dark wood joinery, integrated Miele appliances, stunning smoked mirror splashbacks and marble counter or breakfast bar.



## BEDROOM



Each bedroom benefits from stunning sash windows and has been fitted with floor to ceiling wardrobes that maximise the use of space.



## BATHROOM



The en-suite master bathrooms feature a beautiful Tundra Grey marble that complements the pale grey timber flooring of the adjoining bedroom.



## BATHROOM



The master bathroom suites combines luxury with convenience, with two Villeroy & Boch hand basins, marble enclosed bath and large, walk-in shower.





## 7TH FLOOR PENTHOUSE LIVING ROOM



With views over London's skyline and natural light that extends across the entire floor, the open-plan living room of the 7th floor penthouse provides an exceptional space for relaxing, dining and entertaining.



## 8TH FLOOR PENTHOUSE LIVING ROOM



With floor-to-ceiling windows that provide almost panoramic views, the 8th floor penthouse living, dining and kitchen area is a truly striking space in this exceptional corner of London.

8TH FLOOR  
PENTHOUSE  
MASTER  
BEDROOM



The luxurious master bedroom suite features dramatic floor-to-ceiling windows, which flood the space with an abundance of natural light.





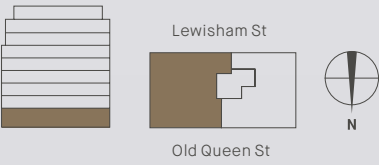
8TH FLOOR  
PENTHOUSE -  
'HER' MASTER  
BATHROOM



The opulent free-standing bath takes pride of place in this master bathroom suite, which has been finished with Tundra Grey marble detailing.

# GROUND FLOOR

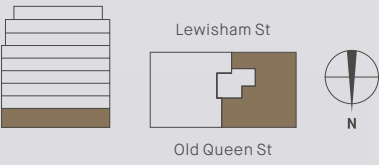
Apartment One			
Area	149 m <sup>2</sup>	1,601 ft <sup>2</sup>	
Kitchen	4.5m x 3.7m	14'9" x 12'2"	
Reception	8.3m x 4.6m	27'3" x 15'1"	
Bedroom 1	4.4m x 3.3m	14'5" x 10'10"	
Bedroom 2	2.7m x 4.5m	8'10" x 14'9"	
Bedroom 3	2.9m x 3.2m	9'6" x 10'6"	



APARTMENT ONE, 3 BED



Apartment Two			
Area	83 m <sup>2</sup>	889 ft <sup>2</sup>	
Kitchen & Reception	5.5m x 7.2m	18'1" x 23'7"	
Bedroom 1	3.9m x 2.8m	12'10" x 9'2"	
Bedroom 2	3.1m x 3.5m	10'2" x 11'6"	

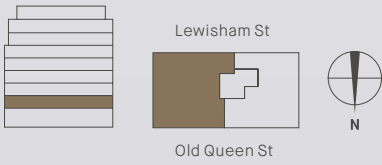


APARTMENT TWO, 2 BED



FIRST FLOOR

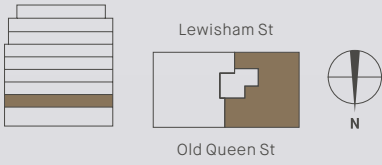
Apartment Three			
Area	139 m²	1,494 ft²	
Kitchen	3.7m x 4.3m	12'2" x 14'1"	
Reception	9.3m x 4.7m	30'6" x 15'5"	
Bedroom 1	4.8m x 3.7m	15'9" x 12'2"	
Bedroom 2	2.7m x 4.5m	8'10" x 14'9"	
Bedroom 3	2.9m x 3.2m	9'6" x 10'6"	



APARTMENT THREE, 3 BED



Apartment Four			
Area	128 m²	1,380 ft²	
Kitchen & Reception	7.0m x 6.7m	22'12" x 21'12"	
Bedroom 1	5.4m x 4.0m	17'9" x 13'1"	
Bedroom 2	2.8m x 3.5m	9'2" x 11'6"	
Bedroom 3	3.1m x 3.4m	10'2" x 11'2"	

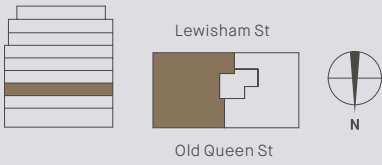


APARTMENT FOUR, 3 BED



SECOND FLOOR

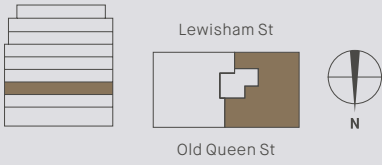
Apartment Five			
Area	141 m²	1,517 ft²	
Kitchen	3.7m x 4.5m	12'2" x 14'9"	
Reception	9.4m x 4.5m	30'10" x 14'9"	
Bedroom 1	4.8m x 3.6m	15'9" x 11'10"	
Bedroom 2	2.8m x 4.5m	9'2" x 14'9"	
Bedroom 3	3.0m x 3.2m	9'10" x 10'6"	



APARTMENT FIVE, 3 BED



Apartment Six			
Area	133 m²	1,437 ft²	
Kitchen & Reception	6.6m x 8.2m	21'8" x 26'11"	
Bedroom 1	4.2m x 3.5m	13'9" x 11'6"	
Bedroom 2	2.7m x 3.5m	8'10" x 11'6"	
Bedroom 3	3.2m x 3.5m	10'6" x 11'6"	

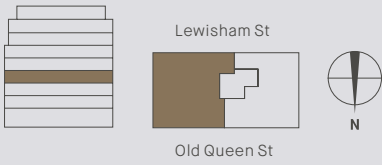


APARTMENT SIX, 3 BED



THIRD FLOOR

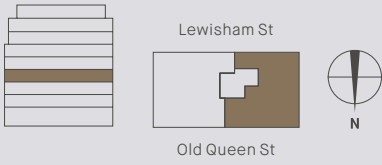
Apartment Seven			
Area	141 m <sup>2</sup>	1,516 ft <sup>2</sup>	
Kitchen	3.7m x 4.2m	12'2" x 13'9"	
Reception	9.6m x 4.5m	31'6" x 14'9"	
Bedroom 1	4.8m x 3.6m	15'9" x 11'10"	
Bedroom 2	2.9m x 4.5m	9'6" x 14'9"	
Bedroom 3	3.1m x 3.2m	10'2" x 10'6"	



APARTMENT SEVEN, 3 BED



Apartment Eight			
Area	131 m <sup>2</sup>	1,409 ft <sup>2</sup>	
Kitchen & Reception	6.6m x 8.2m	21'8" x 26'11"	
Bedroom 1	3.4m x 4.2m	11'2" x 13'9"	
Bedroom 2	2.8m x 3.5m	9'2" x 11'6"	
Bedroom 3	3.2m x 3.3m	10'6" x 10'10"	

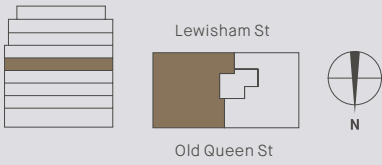


APARTMENT EIGHT, 3 BED



# FOURTH FLOOR

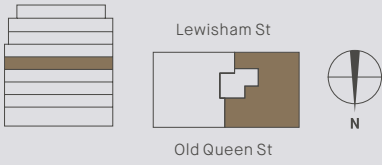
Apartment Nine			
Area	138 m²	1,489 ft²	
Kitchen	3.7m x 4.4m	12'2" x 14'5"	
Reception	8.6m x 4.6m	28'3" x 15'1"	
Bedroom 1	4.8m x 3.6m	15'9" x 11'10"	
Bedroom 2	2.9m x 4.5m	9'6" x 14'9"	
Bedroom 3	3.1m x 3.2m	10'2" x 10'6"	



APARTMENT NINE, 3 BED



Apartment Ten			
Area	128 m²	1,382 ft²	
Kitchen & Reception	7.1m x 6.6m	23'4" x 21'8"	
Bedroom 1	5.3m x 3.9m	17'5" x 12'10"	
Bedroom 2	2.7m x 3.5m	8'10" x 11'6"	
Bedroom 3	3.3m x 3.3m	10'10" x 10'10"	

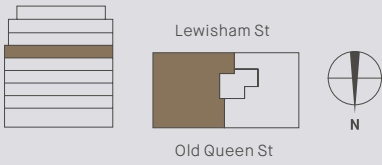


APARTMENT TEN, 3 BED



FIFTH FLOOR

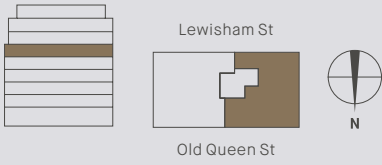
Apartment Eleven			
Area	137 m²	1,476 ft²	
Kitchen	3.7m x 4.2m	12'2" x 13'9"	
Reception	8.6m x 4.5m	28'3" x 14'9"	
Bedroom 1	4.8m x 3.6m	15'9" x 11'10"	
Bedroom 2	2.9m x 4.5m	9'6" x 14'9"	
Bedroom 3	3.1m x 3.2m	10'2" x 10'6"	



APARTMENT ELEVEN, 3 BED



Apartment Twelve			
Area	127 m²	1,365 ft²	
Kitchen & Reception	7.1m x 6.6m	23'4" x 21'8"	
Bedroom 1	5.3m x 3.8m	17'5" x 12'6"	
Bedroom 2	2.7m x 3.5m	8'10" x 11'6"	
Bedroom 3	3.3m x 3.3m	10'10" x 10'10"	

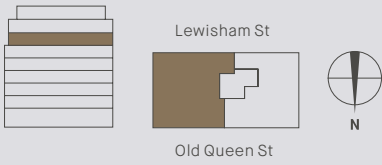


APARTMENT TWELVE, 3 BED



SIXTH FLOOR

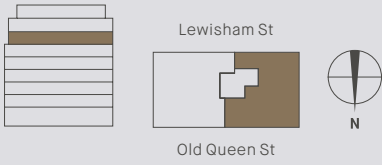
Apartment Thirteen			
Area	131 m²	1,414 ft²	
Kitchen	3.7m x 4.4m	12'2" x 14'5"	
Reception	8.3m x 4.7m	27'3" x 15'5"	
Bedroom 1	4.5m x 3.6m	14'9" x 11'10"	
Bedroom 2	2.9m x 4.5m	9'6" x 14'9"	
Bedroom 3	3.1m x 3.2m	10'2" x 10'6"	



APARTMENT THIRTEEN, 3 BED



Apartment Fourteen			
Area	123 m²	1,323 ft²	
Kitchen & Reception	6.8m x 6.6m	22'4" x 21'8"	
Bedroom 1	5.0m x 3.3m	16'5" x 10'10"	
Bedroom 2	2.8m x 3.5m	9'2" x 11'6"	
Bedroom 3	3.3m x 3.4m	10'10" x 11'2"	



APARTMENT FOURTEEN, 3 BED



# SEVENTH FLOOR PENTHOUSE

APARTMENT FIFTEEN, 5 BED

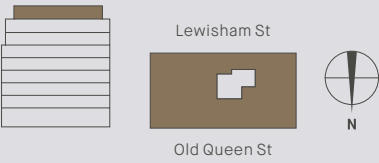
Apartment Fifteen		
Area	228 m²	2,459 ft²
Kitchen	2.8m x 3.7m	9'2" x 12'2"
Reception	10.5m x 8.8m	34'5" x 28'10"
Bedroom 1	4.0m x 3.1m	13'1" x 10'2"
Bedroom 2	3.1m x 3.3m	10'2" x 10'10"
Bedroom 3	3.4m x 4.9m	11'2" x 16'1"
Bedroom 4	2.6m x 3.1m	8'6" x 10'2"
Bedroom 5	3.0m x 4.3m	9'10" x 14'1"
Utility	1.6m x 2.7m	5'3" x 8'10"



# EIGHTH FLOOR PENTHOUSE

APARTMENT SIXTEEN, 1 BED

Apartment Sixteen		
Area	128 m²	1,375 ft²
Kitchen & Reception	7.5m x 7.2m	24'7" x 23'7"
Bedroom 1	6.3m x 5.2m	20'8" x 17'1"



# BASEMENT FLOOR

Facilities	
01	Private Storage Units
02	Private Meeting Room
03	Residents' Gym
04	Residents' Yoga Room
05	Secure Bicycle Storage
06	Kitchen Facilities



## MEETING ROOM



The design of the private meeting room evokes a sense of professional elegance, with integrated AV and conference facilities, the room is available to all residents.



GYM



The private resident gym has been furnished with the latest Technogym equipment, including a treadmill, cross-trainer, bike and skillrow.



YOGA ROOM



The private yoga room can be reserved by residents for private personal training, yoga or pilates sessions or simple meditation and exercise.



# SPECIFICATIONS

## APARTMENT SPECIFICATION

### Living Rooms

- **Flooring:** Engineered pale grey oak
- **Walls:** Painted

### Kitchens

- **Flooring:** Engineered pale grey oak, laid in a classic herringbone pattern
- **Walls:** Painted matt white
- **Cabinetry:** Bespoke wood joinery
- **Worktop:** Marble
- **Splashback:** Grey smoke mirror
- **Appliances:** All by Miele

### Bedrooms

- **Flooring:** Engineered oak
- **Walls:** Painted
- **Wardrobes:** Bespoke, built-in wardrobes

### Master Bathrooms

- **Flooring:** Porcelain tile
- **Walls, shower, bath and basin cladding:** Tundra Grey polished marble
- **Basins:** Villeroy & Boch
- **Baths:** Villeroy & Boch

### Guest Bathrooms

- **Flooring:** Porcelain tile
- **Walls, shower and basin cladding:** Savannah Grey polished marble
- **Basins:** Villeroy & Boch

### Cloakrooms

- **Flooring:** Porcelain tile
- **Walls and basin cladding:** Tundra Silver polished marble
- **Basins:** Villeroy & Boch

### Hallways

- **Flooring:** Engineered oak
- **Walls:** Painted

## BUILDING SPECIFICATION

### Entrance Reception

- **Flooring:** Tundra Silver Marble
- **Walls:** Painted

### Lobbies and Lifts

- **Flooring:** Tundra Silver Marble
- **Walls:** Painted

### Gym and Yoga room

- **Flooring:** Laminate flooring
- **Walls:** Wallpaper
- **Equipment (gym only):** Technogym

### Boardroom

- **Flooring:** Carpet
- **Walls:** Wallpaper

### Hot water

- Pressurised hot water system with hot water recirculation
- Boosted cold water supplies from central system

### Heating and Cooling

- Under-floor heating throughout
- Electrical heated towel rail in bathrooms
- Independent Air Source Heat Pump (ASHP) system provided heating, hot water and cooling
- Cooling provided to principal rooms, and bedrooms

### Ventilation services

- Balanced Mechanical Vent heat recovery

### Lighting

- Recessed down lights to all areas with dimming control
- Feature pendant lights in kitchens and living spaces
- Joinery Lighting
- 5amp lighting points in bedrooms and living rooms

### Audio Visual and Data

- Fibre optic services to each property with CAT 6E backbone wiring
- Data and TV/FM/ SKY Q services wired to each bedroom and Living room
- Recessed speakers
- Meeting room AV

### Small power

- Hamilton face plates
- USB integrated sockets

### Access and Security

- Video door entry
- Fused spur for future alarm system

### Fire

- Mains wired heat and smoke detectors

### Warranty

- 10 year structural insurance policy cover

# THE TEAM



## SELLING AGENTS: KNIGHT FRANK

Knight Frank  
55 Baker Street  
London  
W1U 8AN

**+44 (0)20 3826 0673**  
**brokerteam@knightfrank.com**

## ARCHITECTURE: KALKWARF ARCHITECTS

- Established in 2002, Kalkwarf Architects is a dynamic architectural practise that is driven by a desire to deliver inspiring buildings that exceed expectations. They believe that quality architecture can have a profound and positive influence on peoples' lives and have consistently proven to deliver high quality services and designs.

## INTERIOR DESIGN: TENORITE INTERIORS

- Based in London, Tenorite Interiors is an interior design firm specialising in luxury residential and high specification commercial projects, both in the UK and overseas. They are committed to embracing traditional craftsmanship and artisan techniques and merging them with the latest innovations and design practices. Appointed due to their intimate knowledge of the market and ability to conceptualise an aspirational vision for the building, they have skilfully led on the design process, delivering a stunning and thoughtful interior.

## LEAD CONTRACTOR: OAKDEAN CONSTRUCTION

- Oakdean Construction is part of the Faithdean Group and executes a wide range of large-scale, commercial and residential Design and Build projects in London and the South East. As part of the Faithdean Group, Oakdean Construction is fully supported in all aspects of its day-to-day running, including its financial operations.

## PROJECT MANAGEMENT: CALFORDSEADEN

- Founded almost 30 years ago, Calfordseaden is a multi-disciplinary building consultancy with experience of working on a vast portfolio of award-winning residential, commercial and education projects. The Project Management team work collaboratively with clients to carefully plan each project, formulating and proactively implementing the most effective delivery strategy to provide outstanding results.



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