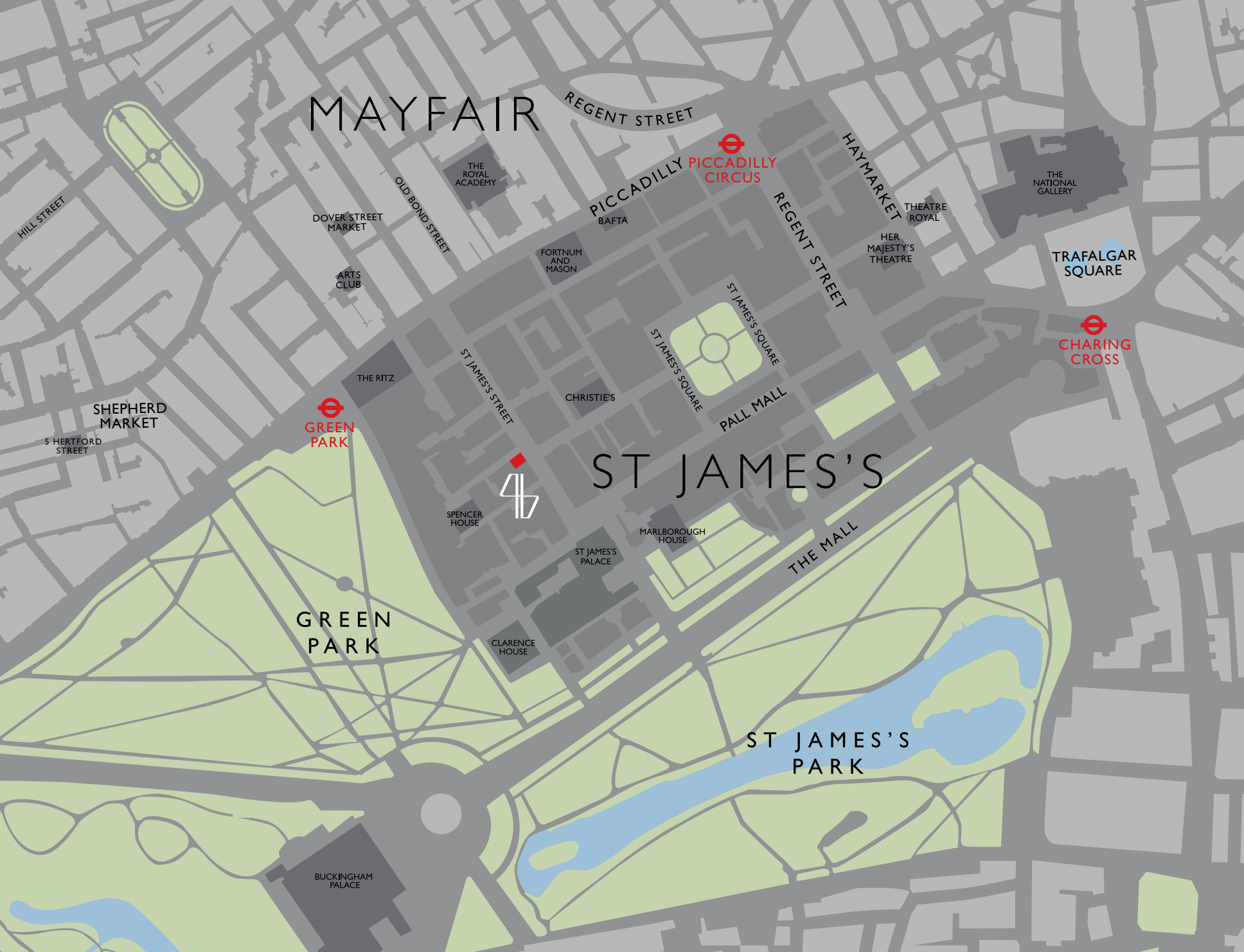


ST JAMES'S PLACE

ST JAMES'S · LONDON

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*One superb penthouse with private roof gardens and three exquisite apartments
in the heart of exclusive St James's, London.*



A LIVING *History*

St James's is the secular, spiritual and temporal heart of London. It is an eclectic mix of everything that makes London what it is – encapsulating tradition, history, culture, enterprise, diversity, wealth, and a discerning and unique style.

46 St James's Place is located in the heart of London's St James's, an area unlike any other part of London. Every building, street, square and park has a story to tell – it is a living history. It is the foundation of British Society and has been home to kings and queens for over 400 years.

In today's modern London, St James's is still the most exclusive residential address - an address that is not flamboyant, an address that provides discretion for the most discerning and an address for royalty. Nearby, Buckingham Palace, St James's Palace and Clarence House are the official residences of HM The Queen, HRH The Prince of Wales, HRH Prince William and HRH Catherine, The Duchess of Cambridge, HRH Prince Harry, and HRH The Princess Royal.

Adjacent to 46 St James's Place is St. James's Palace. This Palace has been the setting for some of the most

important events in Royal history. Built for Henry VIII, largely between 1531 and 1536, the Palace is the official residence of the Sovereign, although, since the accession of Queen Victoria in 1837, the Sovereign has lived, a short walk away, at Buckingham Palace. Buckingham Palace was built in 1703 for the Duke of Buckingham. It was acquired by George III in 1736, as a private residence so he was able to 'get away from the court at St James's'. This is the largest royal palace in Britain and the gardens are the largest private gardens in London.

St James's Park, in front of the Palace, is the oldest Royal Park in London and was originally laid out as a deer park by Henry VIII in 1532. It is at the heart of ceremonial London, the setting for spectacular pageants like Trooping the Colour and is surrounded by some of the country's most marvelled landmarks and streets.



St James's Park
King James I kept a menagerie featuring rare animals in the park. Specimens included crocodiles, elephants and an exotic aviary along what is now called Birdcage Walk. To this day there is a colony of pelicans, first given by a Russian ambassador in 1664.

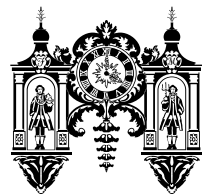


The new residences of 46 St James's Place look across St James's Street and the gardens of St James's Square. St James's is home to many of the most exclusive Clubs in London and some of the finest shops in the world.

Whether it be the winemakers Berry Brothers & Rudd, Lock's the Hatters, John Lobb the Bootmaker, Fortnum & Masons, Christie's or the retail of Jermyn Street, the area is awash with exclusivity and includes the finest restaurants and art galleries the capital has to offer. St James's style and finesse defines 'Britishness' the world over.

For the style conscious, 46 St James's Place is perfectly situated near the hustle and bustle of Bond Street, Dover Street Market, Burlington Arcade, Savile Row and Jermyn Street, which are all within a few minutes' walk. For night owls, there is equally easy access to the further members' clubs that include the Arts Club on Dover Street, Annabel's and 5 Hertford Street.

Living at 46 St James's Place is about living at the finest address London can offer. Rich in history and rich in amenity, St James's Place is like no other.



Fortnum & Mason

Established in 1707, 'Fortnum's' has been providing groceries to Royalty for 400 years. William Fortnum was a footman to Queen Anne. He received the used candles from the Royal Household. Enterprisingly, Fortnum began to sell these, and other groceries, to members of the court of St James's.



Lock's

The oldest hat shop in the world, and one of the oldest family owned businesses in existence. A postcard from abroad was once delivered to the shop, simply addressed to 'the best hatters in the world, London'. In 1805, Lock's supplied Admiral Lord Nelson a hat with a specially built-in eye shade.



Berry Bros & Rudd

Britain's oldest wine merchant. Its cellars, previously part of Henry VIII's royal residence and later a hideout for the exiled Napoleon III, have a secret tunnel that leads directly to St James' Palace. The cellars are 8,000 sq ft and have space for more than 240,000 bottles of port and brandy.



Luxury IN RESIDENCE

The three apartments and penthouse at 46 St James's Place exude style without excessive flamboyance. All the materials and fittings have been carefully chosen to provide understated bespoke luxury.

46 St James's Place is personal and delightfully special. Paired with Lana de Savary's extreme attention to detail and Harwood International's unique delivery of innovative, modern, and timeless real estate, 46 St. James's Place offers a boutique opportunity situated in the heart of London.

Lana de Savary, wife of Peter de Savary, became impassioned by the heritage and beauty of 46 St James's Place when she first chanced upon the classic St James's façade. Having purchased the building and now spearheading the project, Lana has transformed the property from two vertical, five-floor structures into a single, entirely new, building that comprises a sky view penthouse and three exceptional apartments.

The resulting homes provide elegant and contemporary residences with exceptional natural light and a panoramic feel.

Each apartment features bespoke Italian designer kitchens fitted with sleek Gaggenau appliances. The bathrooms are fitted with Alape bathtubs, Dornbracht fittings and marble floors. Furthermore, the integration of textures, unique feature details, hand-guided silver clad ceilings, brass lens fittings and bespoke herringbone wooden floors laid throughout the living spaces complete the overriding feel of exquisite luxury.

The outstanding penthouse is spread generously over three floors; the large living area and three spacious bedrooms are enhanced by a sky lounge roof terrace that includes bar and dining space that boast vistas over Green Park to the West, buzzing Mayfair and Piccadilly to the North, the gardens of St James's Square to the East, and Royal Pall Mall to the South.



LAYOUT FOR THE FIRST AND SECOND FLOOR APARTMENTS



LAYOUT FOR THE THIRD FLOOR APARTMENT



Not to scale. For identification purposes only.

PENTHOUSE LIVING / DINING / KITCHEN LAYOUT (THE FOURTH FLOOR)



PENTHOUSE BEDROOMS LAYOUT (THE FIFTH FLOOR)

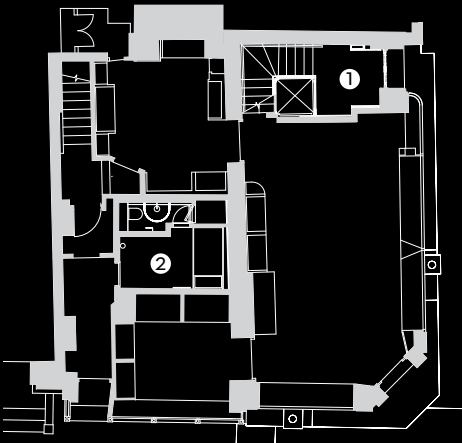


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PENTHOUSE SKY LOUNGE AND BAR / ROOF TERRACE (SIXTH FLOOR)

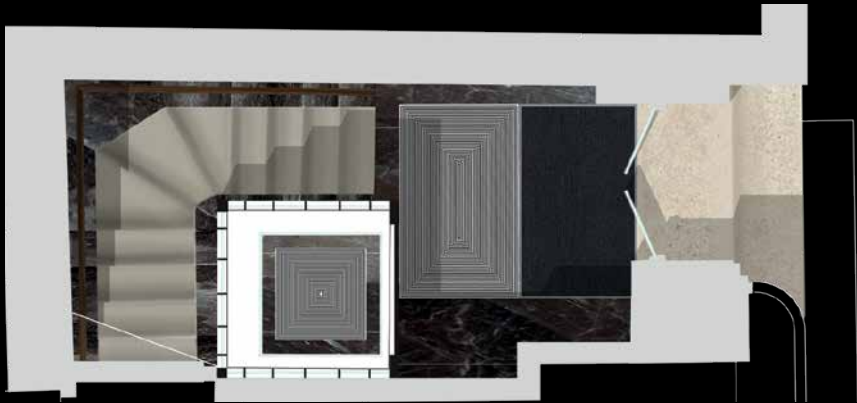


GROUND FLOOR LAYOUT



Lana de Savary owns the building freehold. All the apartments and penthouse are offered individually on 999 year leases with a peppercorn rent. The freehold, of the entire building, is available.

William Evans, Gunmakers and country clothing outfitters since 1883, are tenants on both ground and lower ground floors. Their lease expires in 2026 and their rent review is in 2016.



1 Entrance accessed off St. James's Place



2 Staff unit accessed off St. James's Street



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