

# whiteley helyar



2,675 ft<sup>2</sup>



3 double bedrooms



2 bathrooms



permit parking

Guide Price                      £1,350,000

7 St. James's Street, Bath, BA1 2TW

A beautifully presented Grade II Listed Georgian town house in this prime and highly sought after spot tucked away behind the Royal Crescent and nestling on the corner of St James Garden Square, within easy level walk of open parkland and the city centre.

This delightful house offers over 2,600 square feet of bright and versatile accommodation arranged over five floors with the sizeable lower ground floor providing wonderful additional space for a number of uses.

Having undergone a significant programme of refurbishment recently, this stunning house retains a number of delightful features such as original bakery ovens, feature fireplaces, stunning wedding doors with use of a delightful patio garden opening onto the little used St James Place.

### ACCOMMODATION

entrance hall	fabulous en-suite to master bedroom
open plan kitchen/dining room	large family bathroom
cloakroom	family living room with wonderful wood burner
drawing room	utility room
withdrawing room	hobby room
three double bedrooms	office/gym

### EXTERNALLY

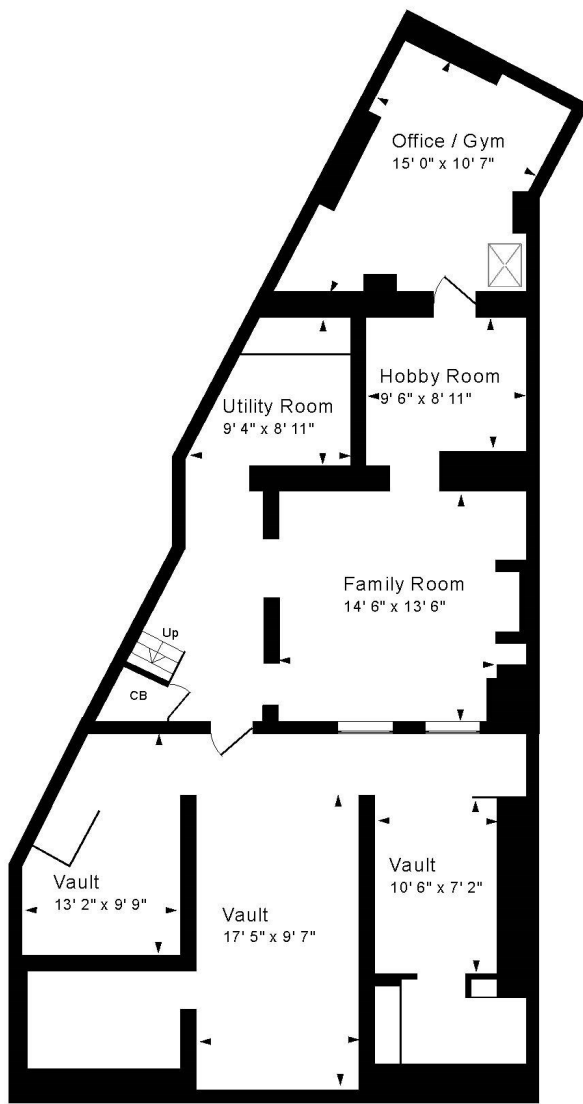
The property enjoys use of a delightful low maintenance garden to the rear laid to flagstones planted with an array of potted flower and shrubs creating the perfect place for alfresco dining and entertaining.

### LOCATION

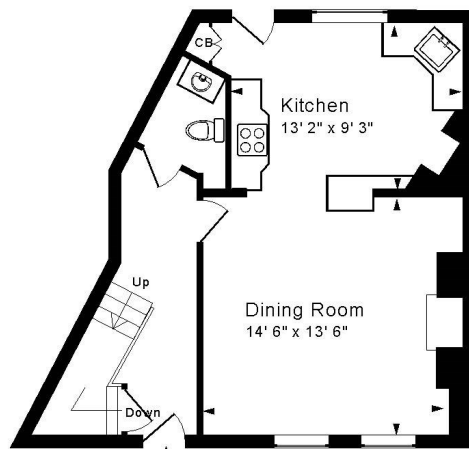
7 St James's Street occupies a highly select and most convenient position. It is just a very short walk into the very centre of the city and is next to Royal Victoria Park (with its fabulous grounds, Botanical Gardens, golf, tennis courts and extensive children's play area). In addition to the countless shops and amenities in the middle of Bath, the deli, greengrocer, chemist and newsagent in the square are also very close to hand, whilst swift access to the M4 is available without having to cross the city.



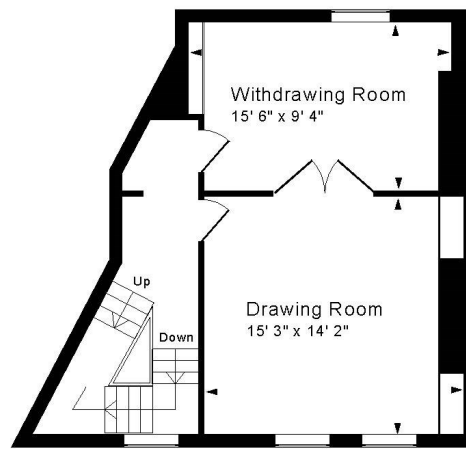




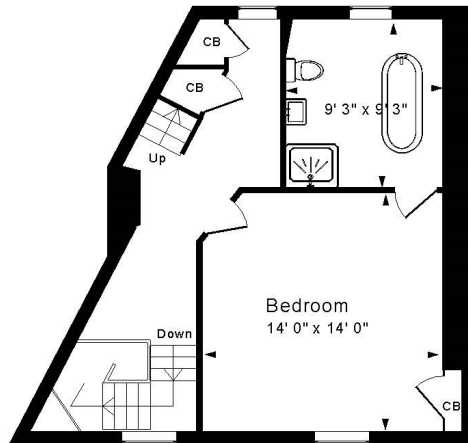
Lower Ground Floor



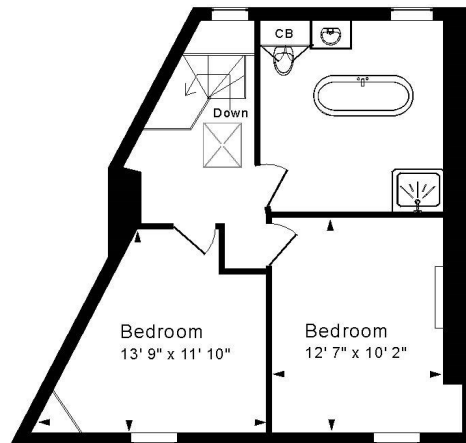
Ground Floor



First Floor

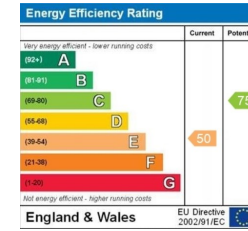


Second Floor



Third Floor

Approx. Gross Internal Floor Area 2,675 Sq. Ft. / 249 Sq. M  
 Excluding Vaults  
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 Drawing Number: 172-0774  
 7 St James's Street, Bath, BA1 2TW.



**Tenure: Freehold**  
**Council Tax Band: 'G' = £3,511.75**

