



St James's Street  
London, SW1A

CHESTERTONS





A modern one bedroom south facing apartment with lift access in this recently upgraded apartment building further benefitting from 24 hour concierge.

This exceptional one bedroom apartment benefits from a large reception room, a fully integrated kitchen, double bedroom with ample built in storage and a modern shower room. The apartment is situated on the third floor of a beautifully presented Edwardian mansion block.

St. James's Street is located in the heart of St. James's, well known for its art galleries, boutique shopping outlets and an array of eateries. Located near Mayfair, Piccadilly and Regent Street, with the open spaces of Green Park and St. James's Park a short stroll away.

- Sought after location
- Good condition
- 1 Bedroom
- Modern kitchen
- Lift
- Porter

Asking Price £1,000,000

Energy Efficiency Rating		Current	Potential
90-100	A		
81-90	B		
72-81	C		81
63-72	D	62	
55-63	E		
47-55	F		
39-47	G		

Not energy efficient - higher running costs

EU Directive 2002/91/EC

England, Scotland & Wales

**Tenure:** Leasehold 114 years 7 months  
**Service Charge:** £10,000 p.a.  
**Ground Rent:** Peppercorn  
**Local Authority:** Westminster City  
**Council Tax Band:** F

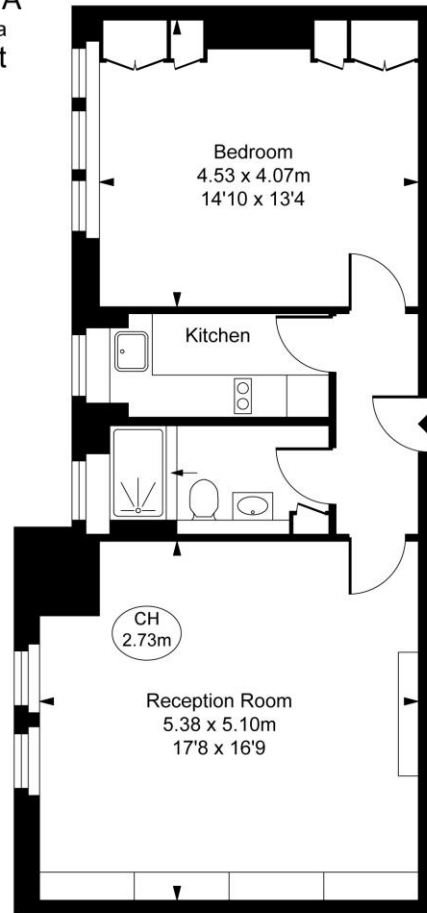
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Approximate Gross Internal Area  
59.56 sq m / 641 sq ft

( CH = Ceiling Heights )



Third Floor

This plan is not to scale. It is for guidance and not for valuation purposes.  
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.  
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