



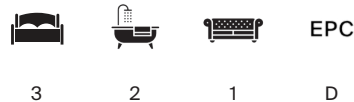
## JERMYN STREET

St. James's SW1Y



# A SOPHISTICATED THREE BEDROOM APARTMENT

This three bedroom Jermyn Street apartment is a sophisticated residence within a distinguished period building.



Local Authority: City of Westminster

Council Tax band: H

Tenure: Leasehold: approximately 159 years remaining

Ground rent: Peppercorn

Service charge: £13,310 per annum, reviewed every year, next review due 2026

**Guide Price: £3,500,000**



## SITUATED IN THE VIBRANT HEART OF ST.JAMES'S

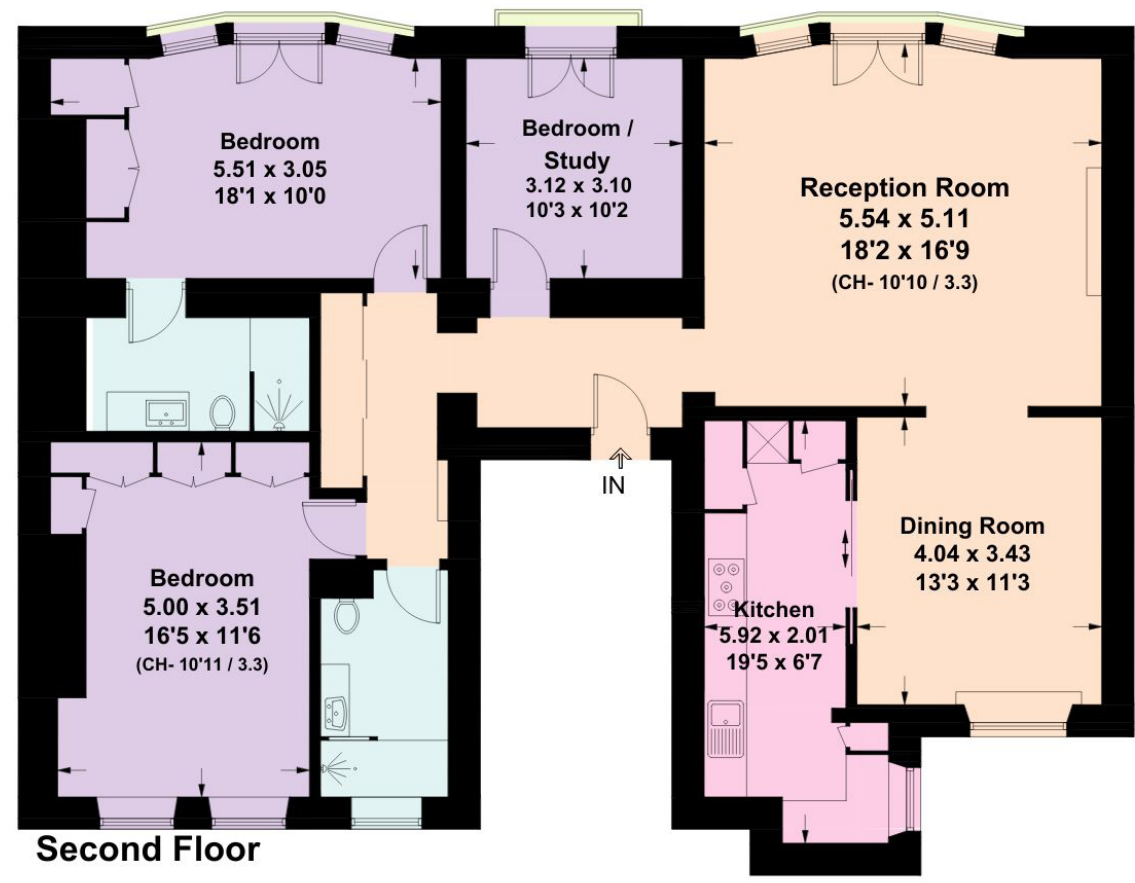
The spacious 1,426 sq ft lateral apartment features high ceilings that enhance the sense of volume throughout. The large reception room adjoins the dining room and modern fitted kitchen which can be hidden if desired by two pocket-style sliding doors. The natural light flows from the south-facing windows throughout this property with the benefit of Juliet balcony access from the reception room and two bedrooms. The property comprises three bedrooms, including an en suite bathroom and a separate well-appointed bathroom. Lift access ensures convenience on every level. Additional amenities include ample storage space and modern fixtures, making this flat an ideal choice for discerning buyers seeking style and comfort in central London.

Jermyn Street offers access to renowned boutiques, elegant dining, and cultural landmarks.









Approximate Gross Internal Area = 135.2 sq m / 1455 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted  
to tell you more.

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