



## ST.JAMES'S STREET

St.James's SW1A



## IN A SOUGHT AFTER BLOCK ON ST. JAMES'S STREET

This property offers studio living in a well-maintained portered building with lift access for added convenience.



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Local Authority: City of Westminster

Council Tax band: E

Tenure: Leasehold, 94 years and 2 months remaining

Ground rent: Peppercorn

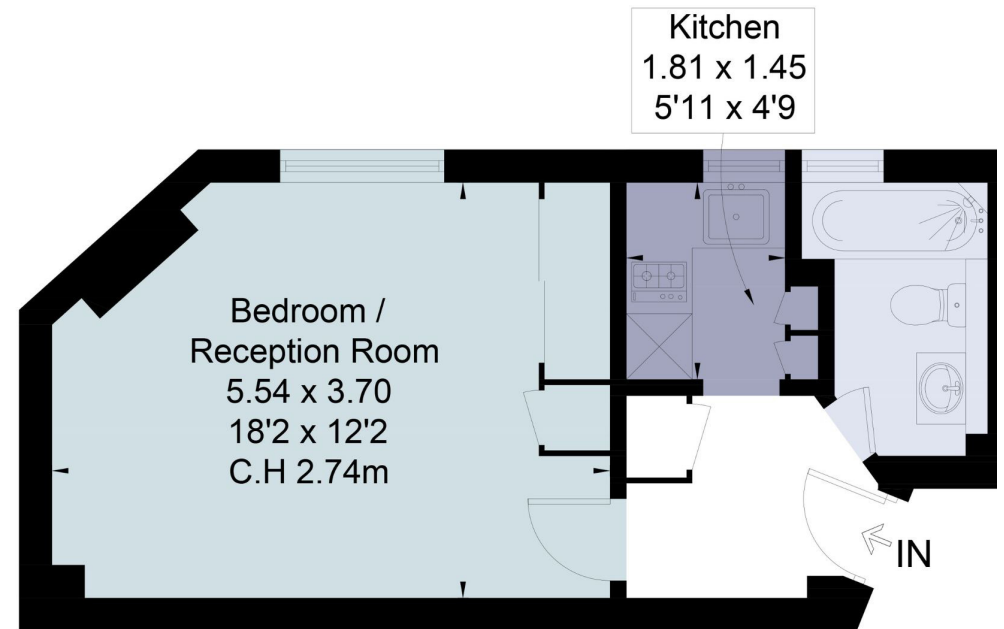
Service Charge: £5,418.00 annually, reviewed annually, next review due 2025

**Guide Price: £525,000**



The modern fitted kitchen is designed for everyday use as well as a contemporary yet practical bathroom. Extending 350 sq ft and situated on the third floor, this flat combines functionality with stylish finishes. Ideal for a pied-a-terre, it ensures a seamless living experience in a prime central London location.

Situated in a prominent position in St James's, the property is near iconic landmarks like Buckingham Palace and Westminster. Residents enjoy access to fine dining, exclusive shops, and vibrant cultural venues. With Green Park Station just 0.3 mile away, transport links are excellent, offering seamless connections across London. Whether for business or leisure, this location delivers unmatched convenience.



## Third Floor

Approximate Gross Internal Area = 30.1 sq m / 324 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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