





KEY FEATURES

- 24-hour porter and security
- Secondary glazing
- Lift access

Situated on the third floor, this Edwardian mansion block benefits from an upgraded entrance foyer and hallways, with lift access and secure 24-hour portage.

The property comprises a spacious reception room featuring a sycamore cabinetry wall and ample space for entertaining, a kitchen, a double bedroom with built-in storage and a modern bathroom.

St. James's Street is ideally located for the green spaces of both St James's Park and Green Park. The apartment is within close proximity to the world-class amenities, restaurants and flagship designer stores of Piccadilly (0.3 miles), Old Bond Street (0.3 miles), Regent Street (0.5 miles) and the surrounding areas. St. James's is renowned for its architecture, culture, art galleries and Fortnum & Mason. The nearest underground stations are Green Park (0.3 miles) and Piccadilly Circus (0.5 miles).



1 BEDROOM



1 BATHROOM





ACCOMMODATION

Large reception room

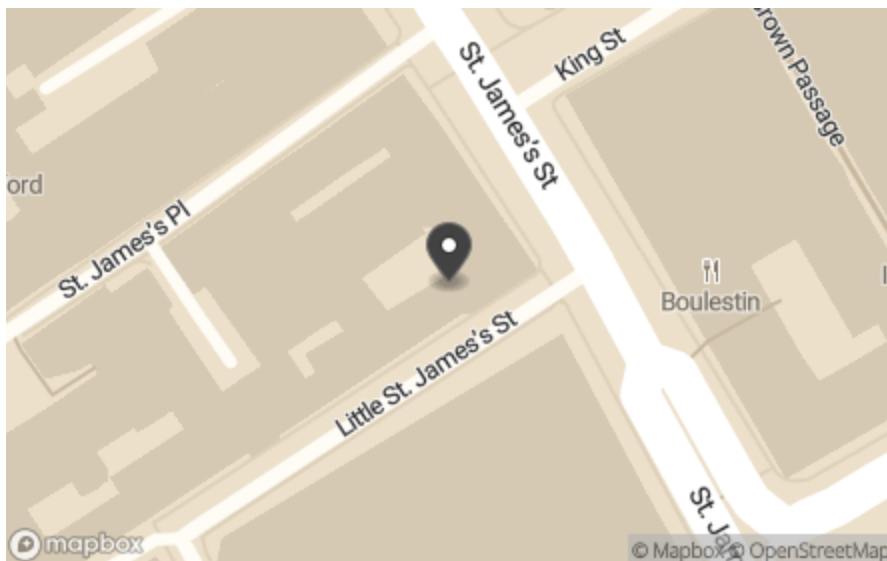
Bedroom

Kitchen

Bathroom

LOCATION

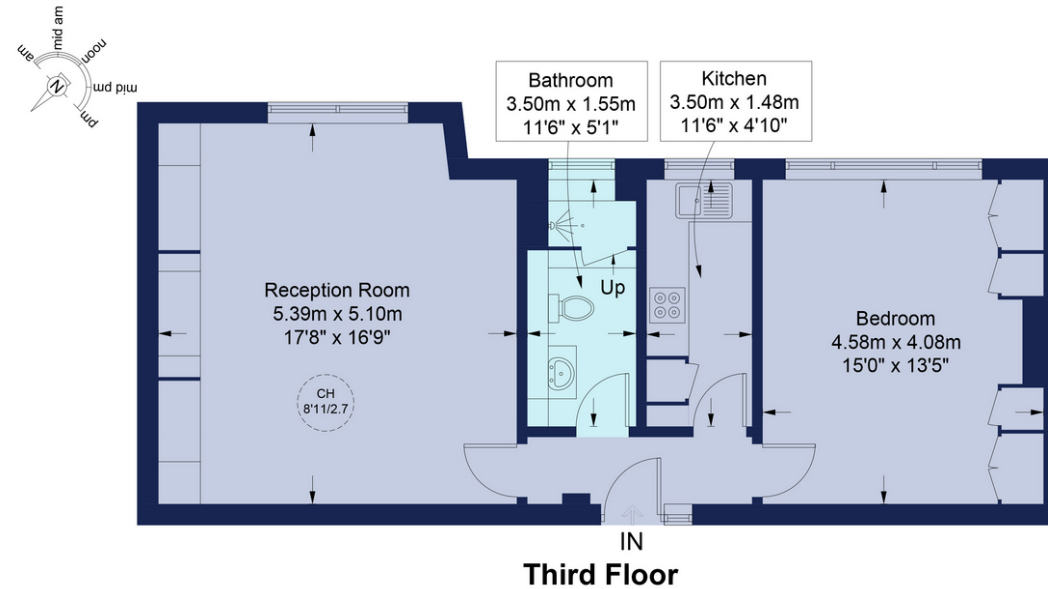
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James Street, SW1A

Approximate Gross Internal Area = 661 sq ft / 61.4 sq m



**BEAUCHAMP
ESTATES**

This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.

RICS Certified Property Measurer

TERMS

Price: £1,000,000

Tenure: Leasehold

Council Tax Band: F

Viewing: By appointment only

**BEAUCHAMP
ESTATES**

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Energy Efficiency Rating		
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Current	Potential
	81
62	

