

LCP/PrivateOffice

est.1990

Rose & Crown Yard, St James's SW1Y
Asking Price £925,000 STC



Description

A modern, one bedroom apartment located within a quiet courtyard in historic St James's. Situated on the second floor of a purpose built block, this apartment would make a perfect pied-a-terre.

The accommodation comprises a well proportioned reception room with east facing Juliette balcony, separate kitchen, bedroom with fitted wardrobes and bathroom. The building also offers lift access and a secure entry phone system.

Rose & Crown Yard is a quiet cul-de-sac off King Street, in the heart of St James's. Local transport links include Green Park (Jubilee, Victoria and Piccadilly Lines) and Piccadilly Circus (Piccadilly and Bakerloo Lines). The green space of St James's Park is close by, as are the international shopping and dining opportunities of Mayfair.

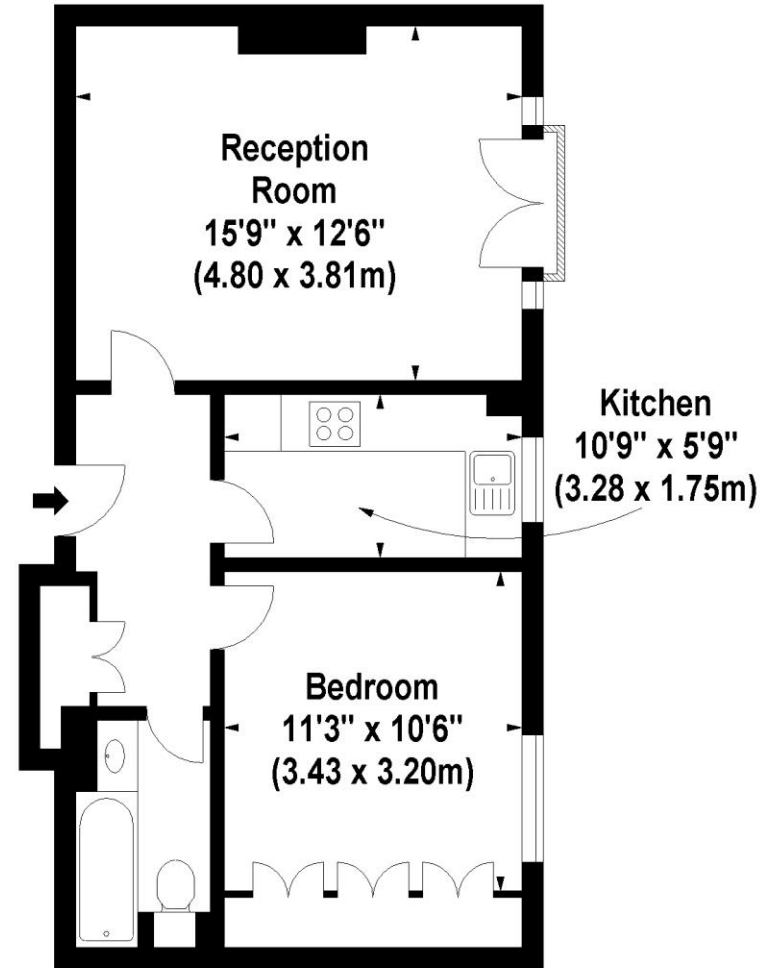
Accommodation

Reception Room with Juliette Balcony | Kitchen | Bedroom | Bathroom | Lift | 514 sq ft (48 sq m)

Asking Price	£925,000 STC
Lease	Approximately 167 years remaining
Service Charge	£4,775 per annum (inc. reserves)
Ground Rent	Peppercorn
Council Tax	Westminster Band G

Rose And Crown Yard, SW1

Approx. Gross Internal Area *
514 Sq Ft - 47.75 Sq M



Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Please note none of the statements contained in these particulars as to this property are to be relied on as statements or representation of fact. It should also be noted that amenities and appliances have not been tested.

Second Floor



LCP House, Ogle Street, London W1W 6HU
sales@lcpprivate.com
020 7723 1733



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