

For Sale



LCP/PrivateOffice
est.1990

Rose & Crown Yard, St James's SW1Y

+44 (0) 207 723 1733 / sales@lcpprivate.com

£1,575,000

Rose & Crown Yard, St James's SW1Y

£1,575,000

A two double bedroom, two bathroom apartment in a purpose built block with lift close to St James's Square.

The property is well presented, and the accommodation comprises an open plan kitchen / reception with Juliette balcony, principal bedroom with ensuite bathroom, second bedroom and a family bathroom.

Rose & Crown Yard is a quiet cul-de-sac off King Street in the centre of prime St James's. The closest underground stations are Green Park (Jubilee, Piccadilly and Victoria Lines) and Piccadilly Circus (Bakerloo and Piccadilly Lines). The open spaces of Green Park and St James's Park are close by.

Asking Price: £1,575,000 STC

Lease: 189 years from 25th December 2002 (165 years)

Council Tax: Westminster Band G

Service Charge: £7,062 per annum

Ground Rent: Peppercorn

Current EPC Rating: 69 (C)

Potential EPC Rating: 73 (C)

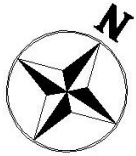




Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Rose and Crown Yard, SW1

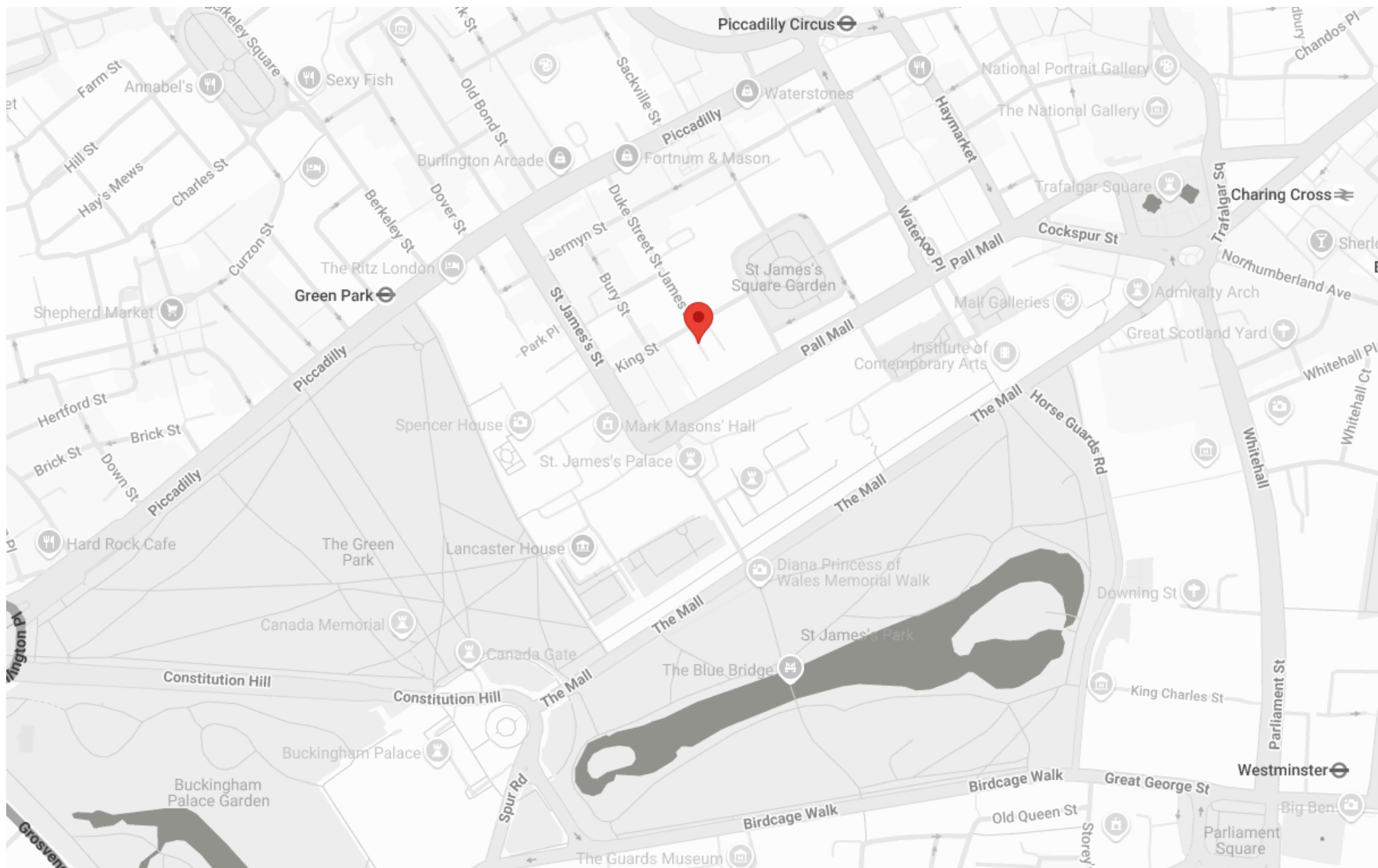
Approx. Gross Internal Area *
917 Sq Ft - 85.19 Sq M



First Floor

Illustration For Identification Purposes Only. Not To Scale
*Floorplans Drawn According To RICS Guidelines
Tel : 07976 232758 / 9 www.totalvista.co.uk
© Totalvista 2007 (br)

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.



LCP

est.1990

+44 (0)207 723 1733
LCP House, Ogle Street,
London, W1W 6HU

contact@lcpprivate.com