

ST JAMES'S STREET

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An exceptional one bedroom lateral apartment with 24 hour portage

Entrance hall • bedroom • bathroom
reception room • kitchen
lift • 24 hour porter

0.3 miles to Green Park tube station
0.5 miles to Piccadilly Circus tube station
(All distances are approximate)



These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.



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A luxurious one bedroom apartment recently refurbished with the highest specification and design.

Situated on the fourth floor of a prestigious portered building, this 631 sq ft property features a spacious 17ft reception room with beautiful wide timber floor boards, a real flame biofuel fireplace and delicate cornicing. The reception also benefits from a large south-east facing window (with views towards Green Park), allowing for plenty of natural light.

The kitchen area has been hand-finished by Cheverell of Devises, with eucalyptus veneer cabinets, white corian work surfaces, integrated appliances including fridge freezer, wine cooler, washing machine, dishwasher, oven & hob and a Quooker hot tap.

The double bedroom features bespoke veneer and mirror cupboards, silk carpets and curtains, whilst the bathroom boasts Graff sanitary ware, double basins and a marble finish throughout.

The apartment further features CAT 6 cabling, AV system, Panasonic TV's, underfloor heating and double glazed windows.

73 St James's also boasts 24 hour portorage and lift access, and the communal areas are due for refurbishment in 2015.



Entertainment: 73 St James's is perfectly situated for a number attractions including The Royal Academy of Arts, St James's Palace, the St James's Theatre and a large number of galleries including The National Gallery on Trafalgar Square.



Restaurants: St James's is home to some of London's finest restaurants including The Wolseley on Piccadilly, Le Caprice on Arlington Street, Wiltons, The Ritz Restaurant and Cafe Munaro.



Shopping: St James's is famed for its bespoke tailoring and vintage jewellery offerings of Jermyn Street and Piccadilly, whilst nearby Fortnum & Mason offers one of the world's finest food halls and Berry Brothers & Rudd offers an outstanding selection of fine wines.

SITUATION

For centuries, St James's has formed the sophisticated centre of city living in London. With its iconic landmarks and beautiful architecture, the area is internationally renowned for the best galleries, restaurants, hotels and shops.

TERMS

Tenure: Leasehold: A new lease of 104 years will be granted on completion

Service Charge: Approximately £6,030 per annum (includes hot water) with a sinking fund of £2,750 per annum

Local Authority: City of Westminster

Guide Price: £1,495,000



Approximate Gross Internal Floor Area

59 sq.m./631 sq.ft.

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Energy Efficiency Rating		Current	Potential
104-114	A		
81-103	B		
65-80	C		
49-64	D		
35-48	E		
22-34	F		
1-21	G		
Not energy efficient - Higher energy cost			
England, Scotland & Wales			EU Directive 2002/91/EC



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