

Horne & Harvey

Est. 1803

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7 St James's Chambers, Ryder Street, London SW1



A contemporary, interior designed 2 bedroom apartment located behind a striking historic façade, benefiting from lift access and a resident caretaker. The property comprises a master bedroom with en suite bathroom and dressing room, and 1 further bedroom with en suite shower room. There is a bright, well proportioned south facing reception room and separate fully integrated kitchen, providing the ideal space for entertaining. The property further benefits from a separate guest WC and air conditioning. : Situated at the centre of London's oldest district, the property is located nearby the green spaces of St James's Park and Green Park and is well located for a large range of world renowned restaurants, hotels and private members clubs including The East India Club on St James's Square and the RAC on Pall Mall. Local transport links include Green Park tube station (0.3 miles) for the Jubilee, Victoria and Piccadilly lines. All distances are approximate.

2 Bedrooms : Bathroom : Shower Room : Reception Room : Kitchen : Lift : Caretaker : EPC Rating D



Terms and Conditions

Tenure: Leasehold; approx 88 years remaining

Service Charge: £4790

Price: £3,225,000 Subject To Contract

Misrepresentation Act 1967

The information in this publication should be referred solely as a general guide. Whilst care has been taken in its preparation, no representation is made nor responsibility accepted for the whole or any part. All descriptions, dimensions, reference to condition and other details are believed to be correct but intending purchasers should satisfy themselves by inspection or otherwise as to the correctness of each of them.

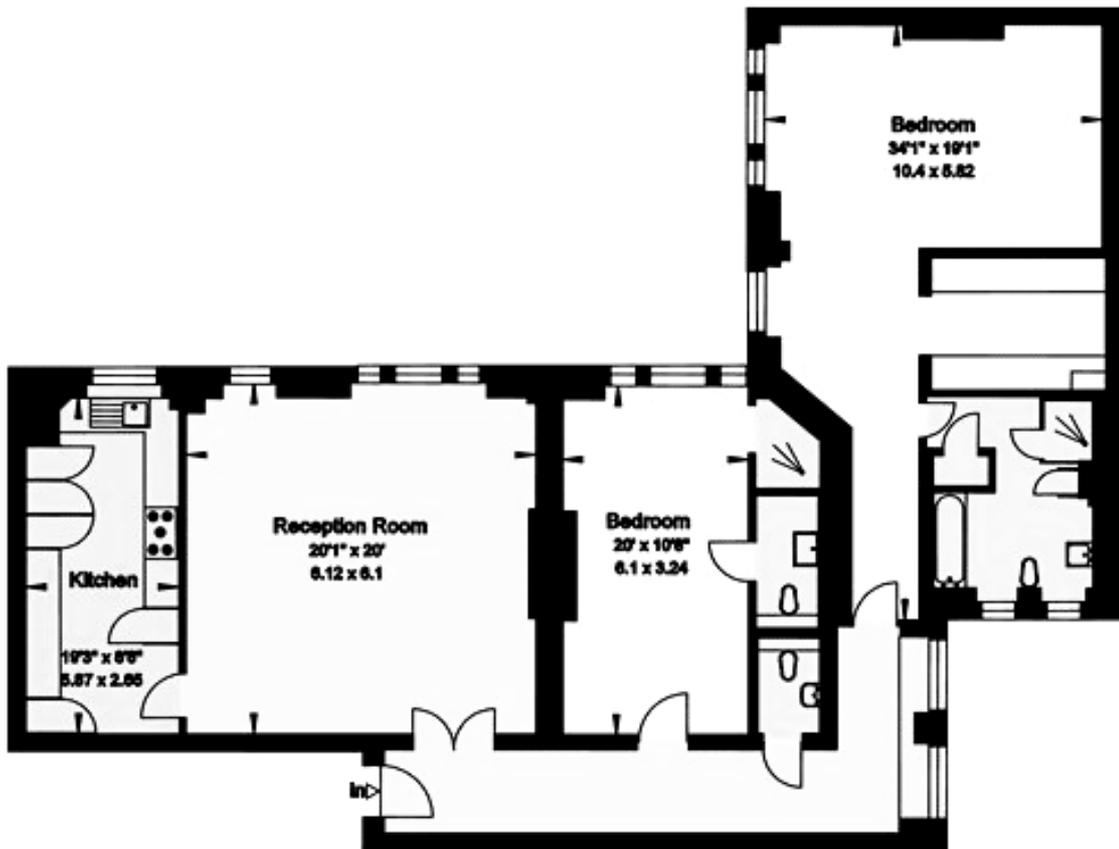


St James's Chambers

Ryder Street

London SW1

**Gross Internal Area = 159 sq. metres
1724 sq. feet**



Second Floor

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	