



St James's Street, London **SW1A**



St James's Street

London SW1A

Situated on the third floor, this bright one bedroom apartment benefits from a spacious reception room with a separate mirrored kitchen. The double bedroom boasts plenty of in-built storage with a modern bathroom located down the corridor. The building offers 24 hour portering and lift access. The apartment is within close proximity of the world class amenities, restaurants and flagship designer stores on Piccadilly (0.3 miles), New Bond Street (0.3 miles), Regent Street (0.5 miles) and their surrounding areas. St. James's is particularly famous for its architecture, culture, art galleries and Fortnum & Mason. The closest underground stations are Green Park (0.3 miles), and Piccadilly Circus (0.5 miles).



Guide price: £1,220,000

Tenure: Leasehold: approximately 115 years remaining

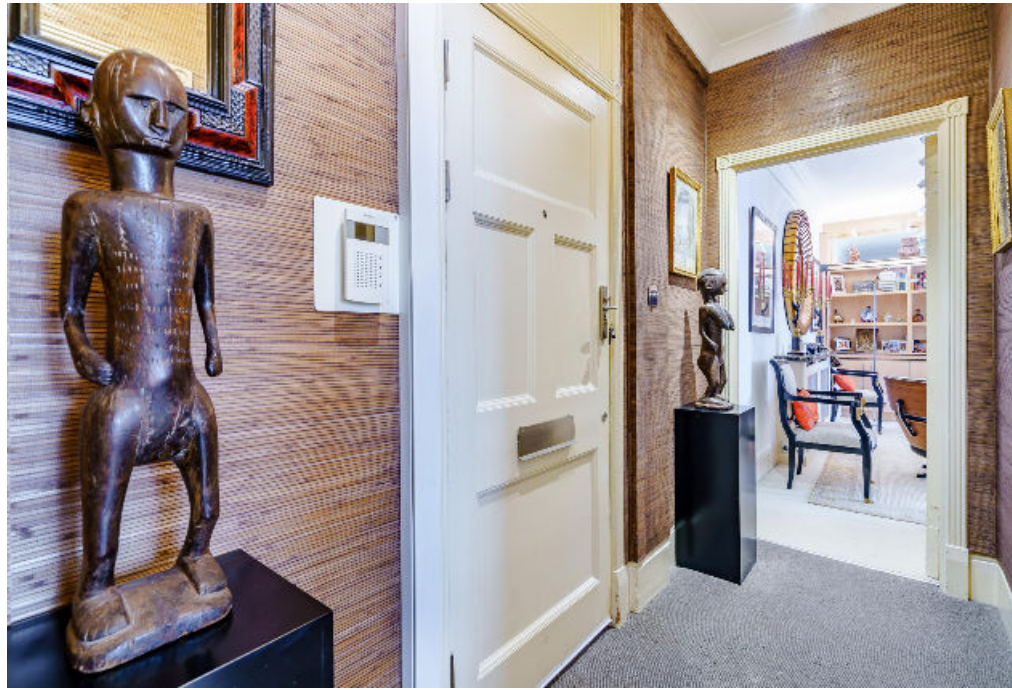
Service charge: £10,000 per annum, reviewed annually

Ground rent: Peppercorn

Local authority: City of Westminster

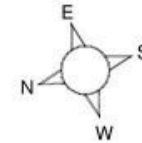
Council tax band: F





This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

St. James's Street, SW1A
APPROXIMATE GROSS INTERNAL FLOOR AREA
Internal Area = 59.56sq.m (641sq.ft)



CH. = 2.73m



THIRD FLOOR

Knight Frank
Mayfair
120a Mount Street
London W1K 3NN

[knightfrank.co.uk](https://www.knightfrank.co.uk)

I would be delighted to tell you more

Jonathan Fieldman

+44 20 7647 6615

jonathan.fieldman@knightfrank.com



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated December 2023. Photographs and videos dated March 2021.

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.