

Pall Mall, St. James's, London SW1Y

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## Pall Mall, St. James's, London **SW1Y**

Apartment 1 is a stylish lateral property of 1,785 sq ft which showcases an abundance of natural light and space. It offers a plethora of luxury specifications, including underfloor heating and comfort cooling throughout.

Accommodation consists of a spacious entrance hall, a stunning open plan kitchen/dining/living room, a principal bedroom with large dressing room and en suite bathroom, and a further good sized double bedroom with en suite bathroom. There is also a third bedroom which could equally serve as a study, a shower room and a useful utility room.

The impressive apartment block has well-maintained communal parts, and each lateral apartment within the development benefits from private lift access, day concierge and south facing living areas.



**Guide price:** £5,950,000

**Tenure:** Leasehold: approximately 992 years remaining

**Service charge:** £34,000

**Ground rent:** £850

**Local authority:** City of Westminster

**Council tax band:** H

This wonderful apartment is set within The Pall Mall Collection; a luxury boutique scheme of outstanding quality by Amazon Property. This beautifully crafted residential development is situated in the heart of St. James's.





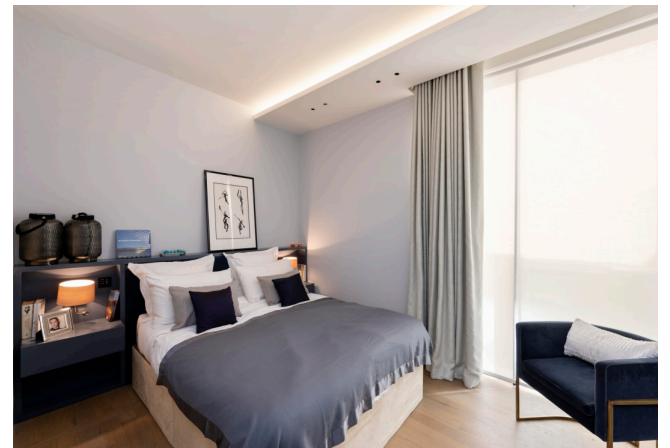
## Location

Running between the wide open spaces of St. James's Park and the sophistication of Mayfair, The Pall Mall Collection is exceptionally well located on one of London's most prestigious streets. The stylish building is opposite the Reform club and close to other private members' clubs such as the East India Club on St. James's Square and the Royal Automobile Club.

The property is well located for a large range of renowned restaurants, boutiques and bars, with the Royal Parks also within close proximity, offering tranquil walks and welcome green space in the heart of the city. The nearest underground stations are Charing Cross and Piccadilly Circus.









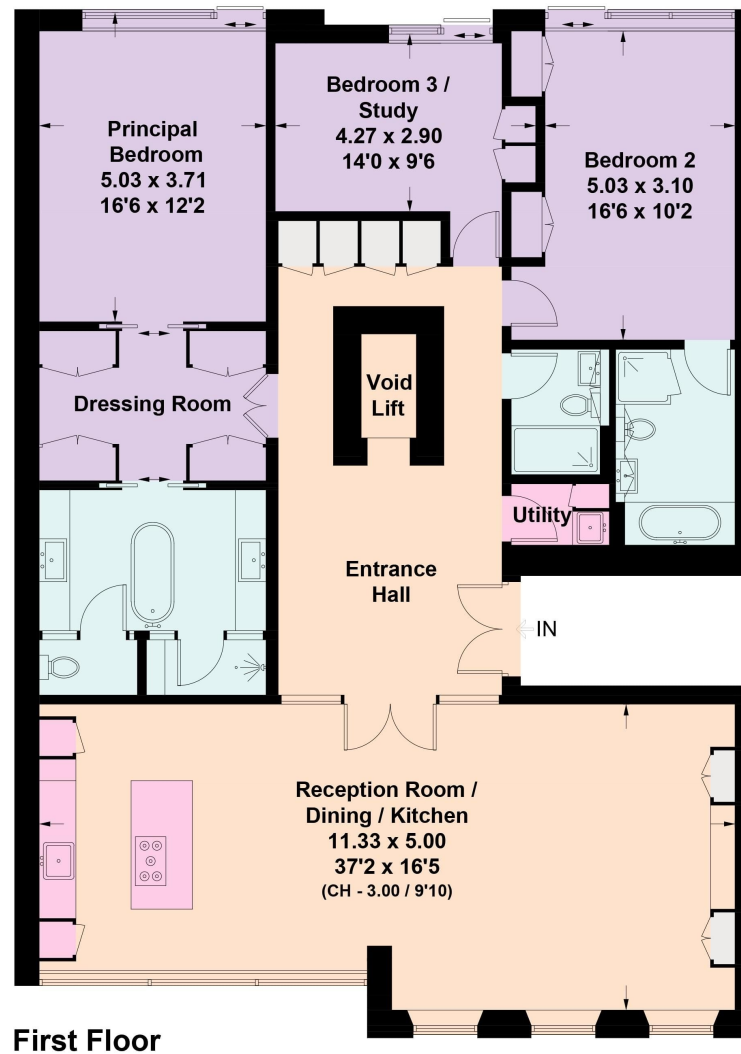




**Approximate Gross Internal Floor Area**  
**165.8 sq m / 1,785 sq ft**

(Including Limited Use Area: 0.3 sq m / 3 sq ft)

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.



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