



Rose & Crown Yard, London SW1Y



# Rose & Crown Yard

## London **SW1Y**

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This tastefully designed residence offers comfortable living space and comprises an entrance hallway with storage space, well proportioned reception room, fitted kitchen, double bedroom with lots of space for additional storage, and smart shower room. There is also the added benefit of a large storage room which is included with the purchase.

Transport links are excellent with nearby access to Green Park and Bond Street stations, facilitating effortless travel via the Jubilee, Piccadilly, and Central lines. Residents enjoy the convenience of the sophistication of Mayfair and its array of boutique shops and restaurants.



**Guide price:** £975,000

**Tenure:** Leasehold: approximately 167 years remaining

**Service charge:** £3,500 per annum, reviewed every year, next review due 2024

**Ground rent:** Peppercorn

**Local authority:** City of Westminster

**Council tax band:** G





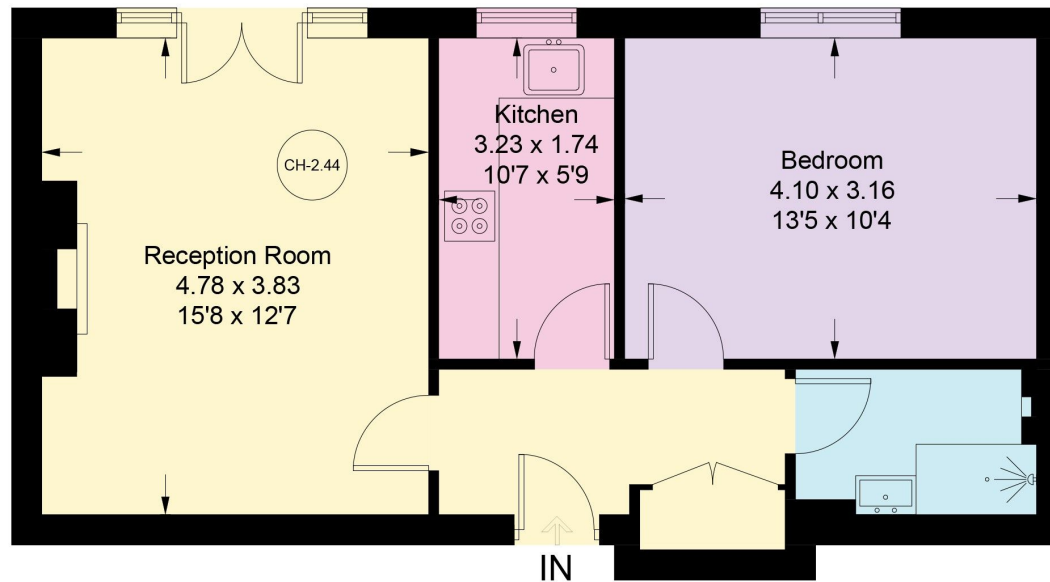
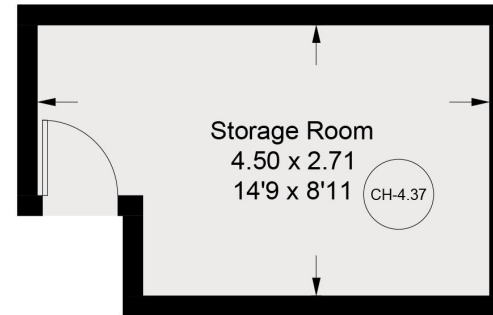


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Approximate Gross Internal Area = 47.8 sq m / 514 sq ft

Storage Room = 11.1 sq m / 119 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.



**First Floor**

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I would be delighted to tell you more

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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.

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Particulars dated January 2024, Photographs and videos dated January 2024.

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