



Dalmeny Court, Duke Street, St. James's SW1Y

# Elegant apartment in the heart of St. James's

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This one-bedroom apartment is situated on the fifth floor of a sought-after residential block in St. James's. The building benefits from a lift, with newly refurbished common parts. The apartment is finished in a contemporary style throughout but maintains the period character so sought after in this part of St. James's.

Accommodation comprises a double bedroom with ample storage, a reception room, and a separate kitchen. The bathroom is located off the hallway and is completed with a walk-in shower. The apartment would make an ideal pied-à-terre or investment purchase.



**Guide price:** £850,000

**Tenure:** Share of freehold with an underlying lease of 984 years remaining

**Service charge:** £4,380 per annum, reviewed every year, next review due 2025

**Local authority:** City of Westminster

**Council tax band:** D








## Location

St. James's is home to many of London's most prestigious establishments. The world-famous Burlington Arcade, the Royal Academy of Arts and Fortnum & Mason are all nearby, as well as numerous internationally acclaimed auction houses and fine art galleries.

Dalmeny Court is within close proximity of excellent transport links, including Green Park (Victoria, Jubilee & Piccadilly lines), Piccadilly Circus (Bakerloo and Piccadilly Lines), and Charing Cross (Bakerloo and Northern lines as well as other Rail Services).

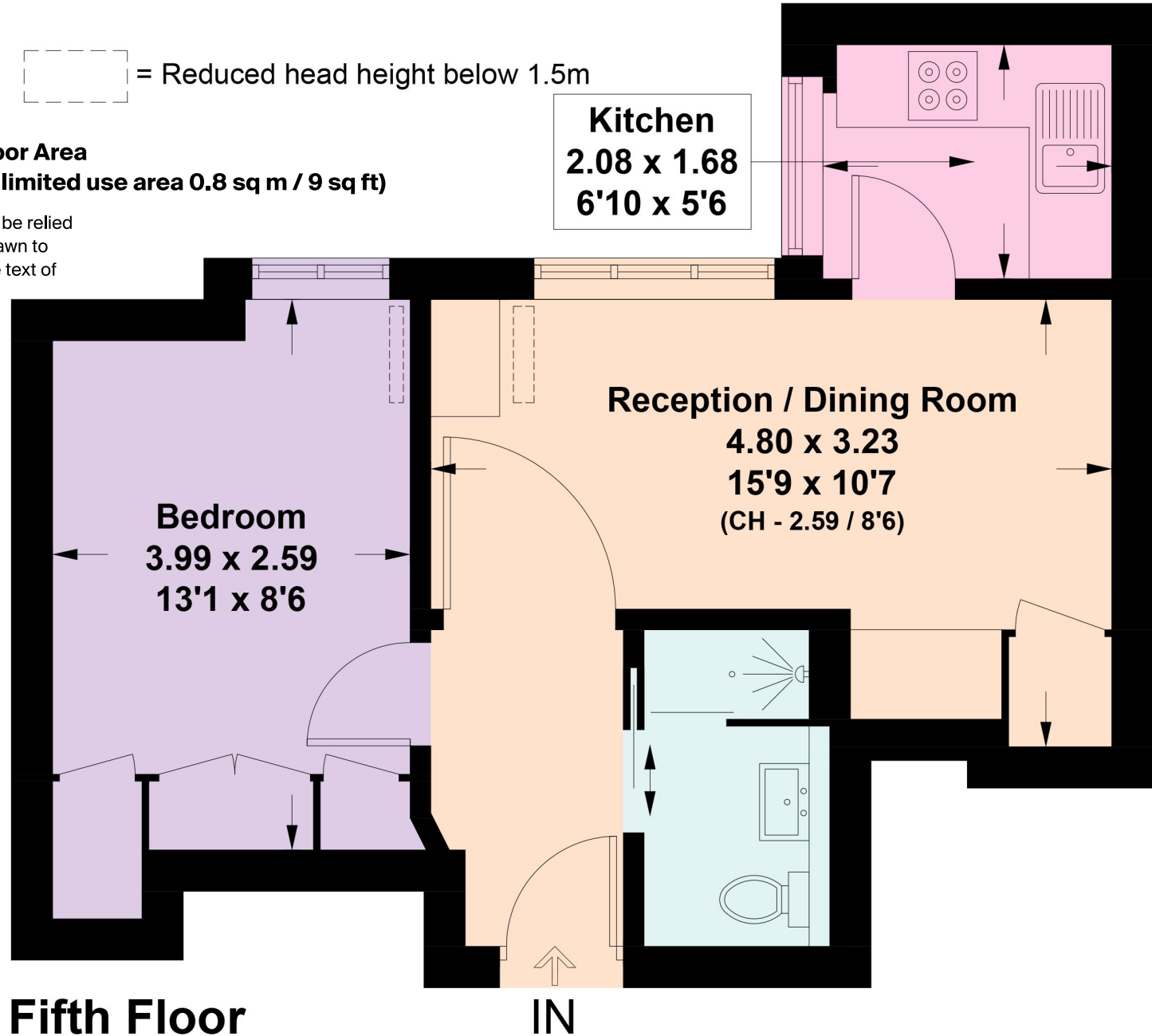




 = Reduced head height below 1.5m

**Approximate Gross Internal Floor Area**  
**35.2 sq m / 379 sq ft (including limited use area 0.8 sq m / 9 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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