



Jermyn Street, Mayfair **SW1Y**

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# Jermyn Street, Mayfair SW1Y

This beautiful two bedroom apartment is situated in a sophisticated portered block on Jermyn Street. Located in the heart of St. James's, Jermyn Street is well known for its art galleries, boutique shopping outlets and an array of world class eateries. Mayfair, Piccadilly and Regent Street are all within close proximity, and the open spaces of Green Park and St. James's Park are nearby.

The property is set on the sixth floor with lift access and provides 1,091 square feet of accommodation. The building provides 24-hour concierge, making this the perfect pied-a-terre in a secure oasis in the heart of the capital, offering access to everything the area has to offer.



**Guide price:** £2,750,000

**Tenure:** Leasehold: approximately 90 years remaining

**Service charge:** £24,852.48 per annum, reviewed every year, next review due 2025

**Ground rent:** £800 per annum, reviewed every 25 years, next review due 2040

**Local authority:** City of Westminster

**Council tax band:** H



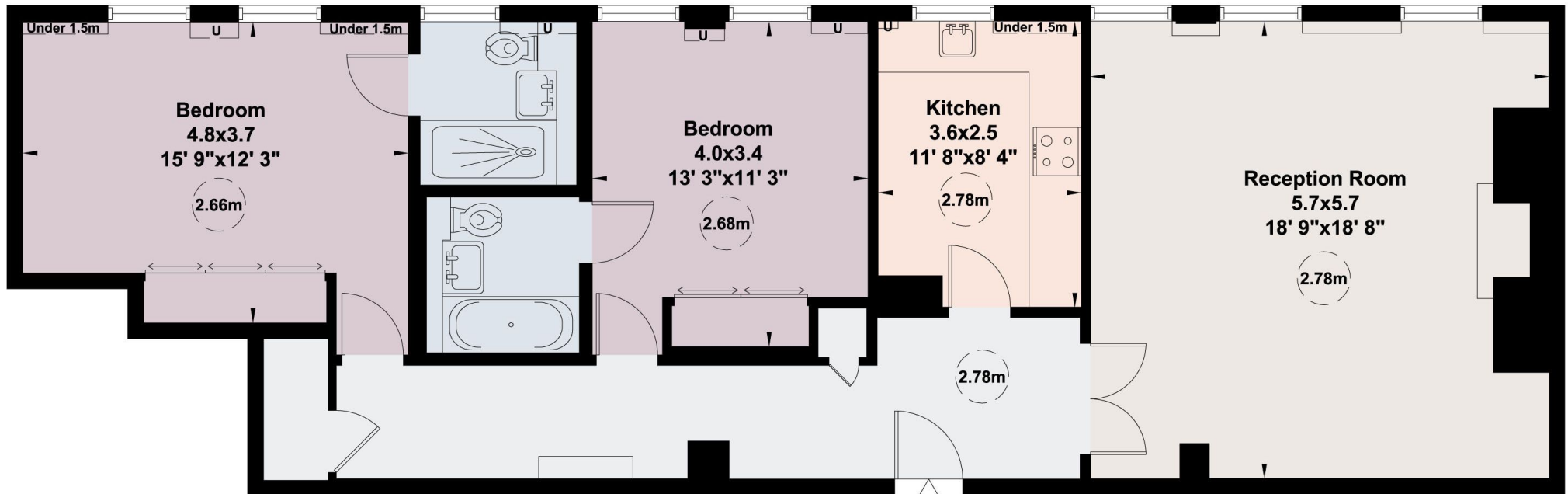


The apartment is fully air-conditioned and boasts fantastic natural light which is felt throughout the whole property since it benefits from a wonderful south-facing aspect. There is generous entertaining space in the reception room which adjoins the separate modern kitchen.

There are two ample double bedrooms, both of which have the luxury of en suite bathrooms finished in a contemporary style. The bedrooms feature generous built-in storage providing plenty of space for belongings. The property will be sold with the benefit of a parking license to park at the rear of the property accessed from Bury Street.



**Approximate Gross Internal Floor Area**  
**101 sq m / 1,091 sq ft (including 1.5m)**  
**100 sq m / 1,079 sq ft (excluding 1.5m)**



**Sixth Floor**

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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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 July 2024. Photographs and videos dated July 2024.

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