

St. James's Chambers, London SW1Y



St. James's Chambers

London SW1Y

This is a stunning three-bedroom lateral apartment, perfectly positioned on the first floor of a well-maintained building with lift access. The expansive double reception room boasts abundant natural light with large south-facing windows overlooking Ryder Street creating a fantastic space for entertaining. The modern kitchen is well-equipped with ample storage and a kitchen dining space. The contemporary finish is both functional and stylish. The apartment features three well-proportioned bedrooms, all of which benefit from en suite bathrooms. There's an additional utility and guest w/c located adjacent to the kitchen. Neutral decor and tasteful finishes throughout make this apartment move-in ready.



Guide price: £3,400,000

Tenure: Leasehold: approximately 79 years remaining

Service charge: £29,710 per annum, reviewed every year, next review due 2025

Ground rent: Peppercorn

Local authority: City of Westminster

Council tax band: H



Location

Situated in a desirable location on Ryder Street, the property is well located for easy access to first class shopping such as Fortnum and Mason and Jermyn Street. The property is conveniently located for the green spaces of Green Park and St James's Park and the exceptional restaurants and flagship stores offered by St James's and Bond Street. The closest underground stations are Green Park (Victoria, Piccadilly and Jubilee lines) and Piccadilly Circus (Piccadilly and Bakerloo lines).

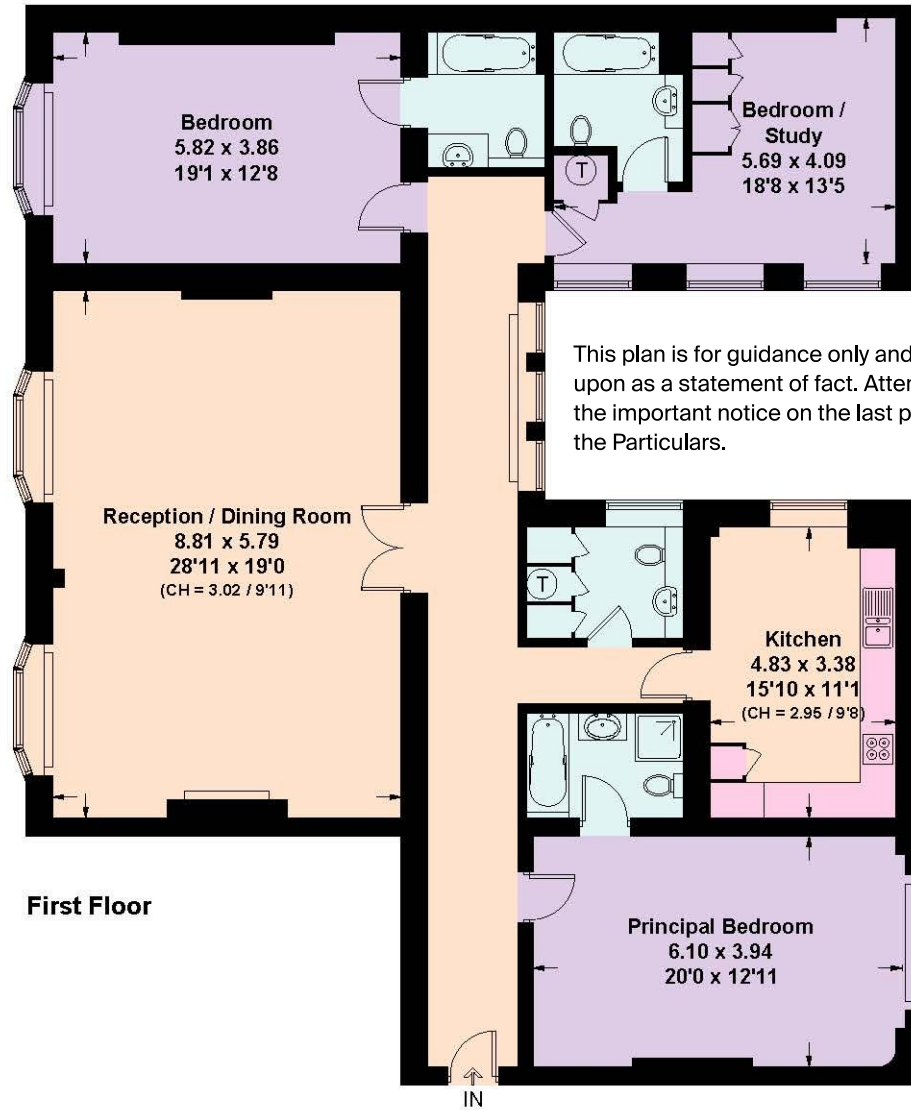
Note: The vendor has served the Section 24 Notice on the landlord to extend the lease. The property is being marketed to include the 90 year lease extension (costs estimated to be £65,000 plus professional fees).





St. James's Chambers,

SWIY Approximate Gross Internal Floor Area
196.9 sq m / 2119 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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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 May 2024. Photographs and videos dated May 2024.

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