



## CRUSADER HOUSE

St. James's SW1Y



# STYLISH ST. JAMES'S HOME

Elegant top-floor one-bedroom apartment with a working fireplace in a prestigious Pall Mall location.



1 1 1 D



Local Authority: City of Westminster

Council Tax band: G

Tenure: Leasehold, approximately 95 years remaining

Ground rent: £500 per annum,

Service charge: £5,188 per annum

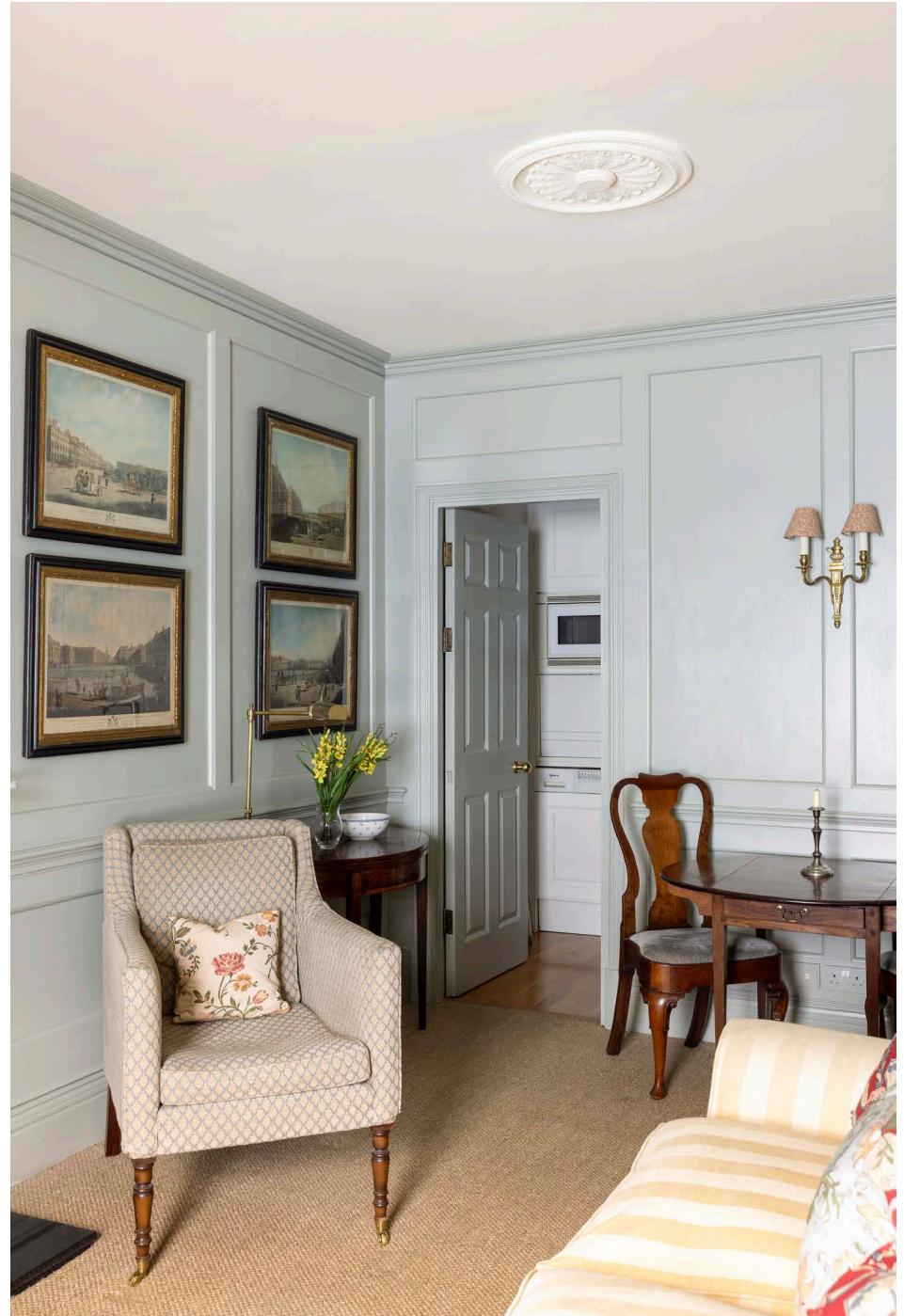
Guide price: £825,000



## CRUSADER HOUSE, ST. JAMES'S SW1Y

Experience refined top-floor living in this charming one-bedroom flat, beautifully arranged across 409 sq ft. The bright reception room features a rare working fireplace, creating a warm focal point and inviting atmosphere. A well-proportioned bedroom and modern bathroom offer comfortable, practical living, while large windows enhance the sense of space. The building benefits from a lift and dedicated porter, providing convenience and security. This elegant residence combines period character with contemporary comforts in a well-maintained, sought-after setting.

Located on prestigious Pall Mall in St James's, this address offers historic grandeur, exclusive clubs, and proximity to St James's Palace and Trafalgar Square. With excellent transport via Charing Cross and Piccadilly Circus, the area blends heritage, culture, and unmatched central London convenience.

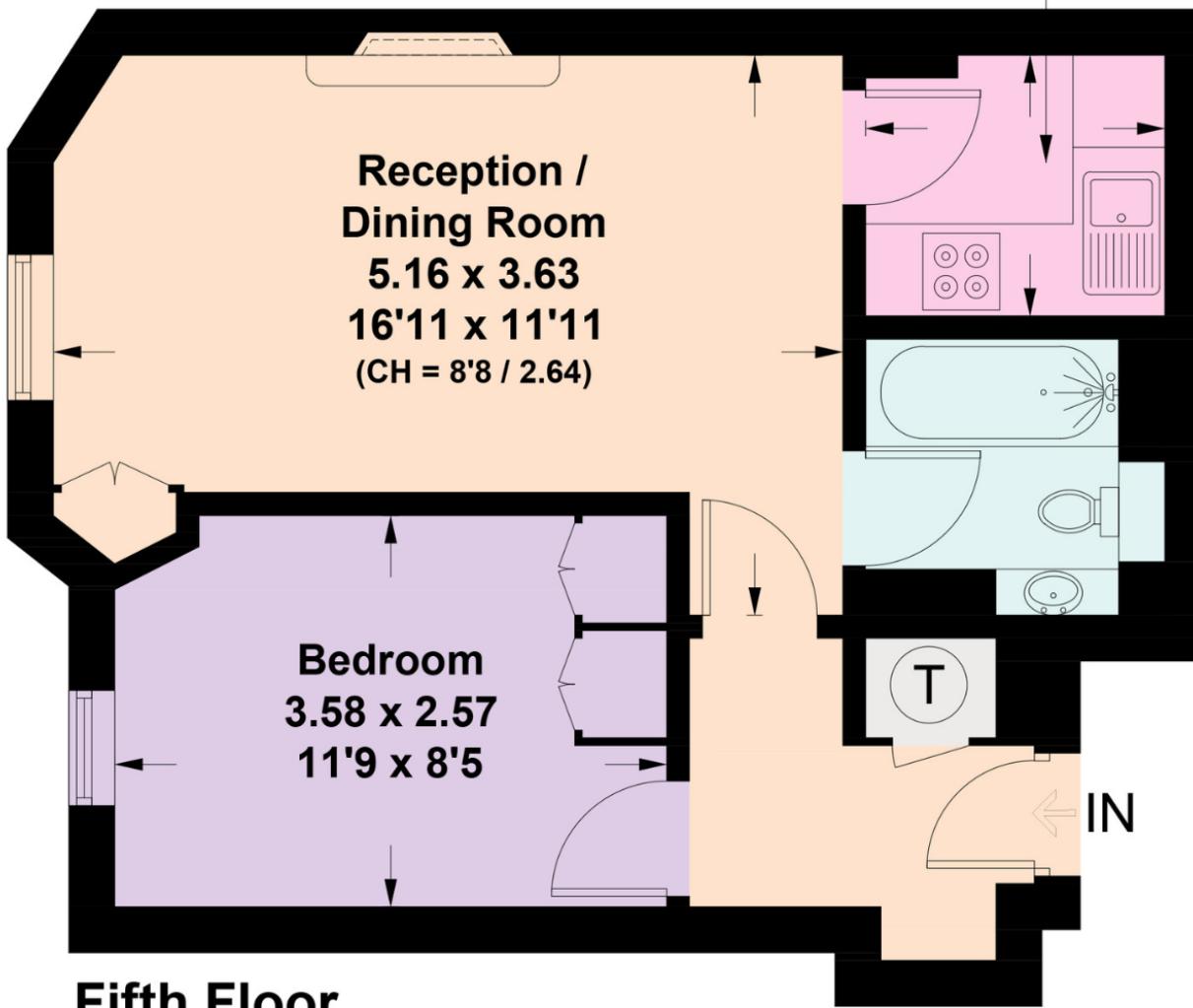








**Kitchen**  
**1.96 x 1.70**  
**6'5 x 5'7**



Approximate Gross Internal Area = 38 sq m / 409 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



We would be delighted  
to tell you more.

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