



Ryger House, Arlington Street SW1A

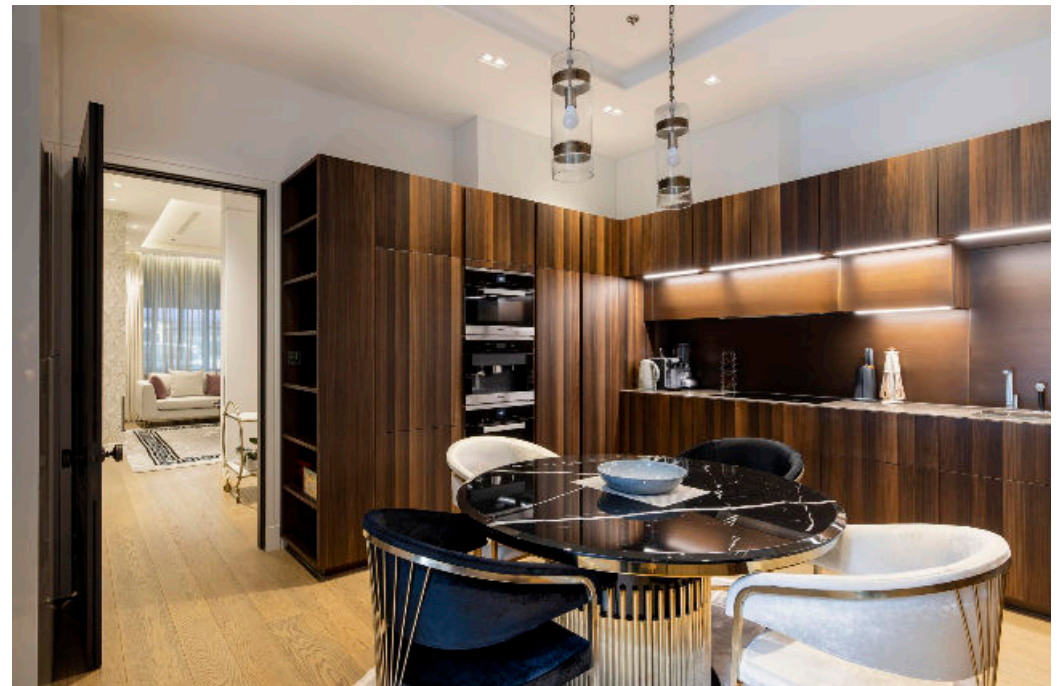
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# Ryger House, Arlington Street **SW1A**

A beautifully presented, 2 bedroom turnkey apartment located within a new award winning luxury development in the heart of St James's. This elegant duplex apartment comprises a reception room with a separate kitchen, a principle bedroom with a dressing room and an en suite bathroom, a double bedroom with an en suite shower room and an additional guest WC.

This property has been dressed and furnished by Natalia Design and includes a bespoke Italian kitchen by Rossana, featuring Miele appliances. The apartment benefits from underfloor heating, air conditioning and intergrated Crestron system with touch panel controls.



**Guide price:** £3,250,000

**Tenure:** Leasehold: approximately 132 years remaining

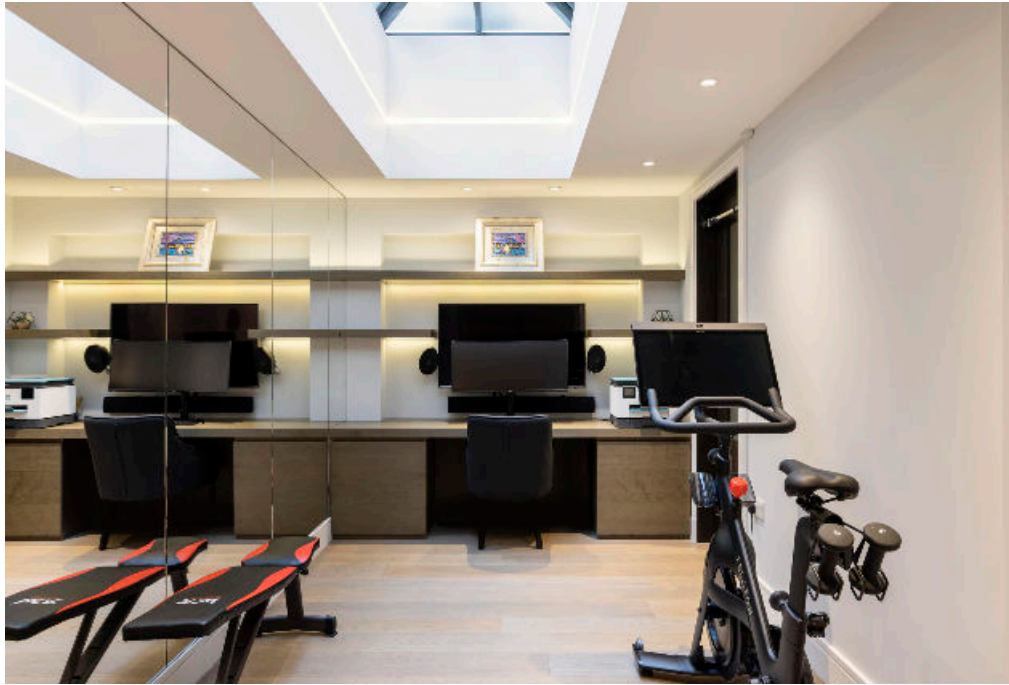
**Service charge:** £12,000 per annum

**Ground rent:** £400 per annum

**Local authority:** City of Westminster

**Council tax band:** H



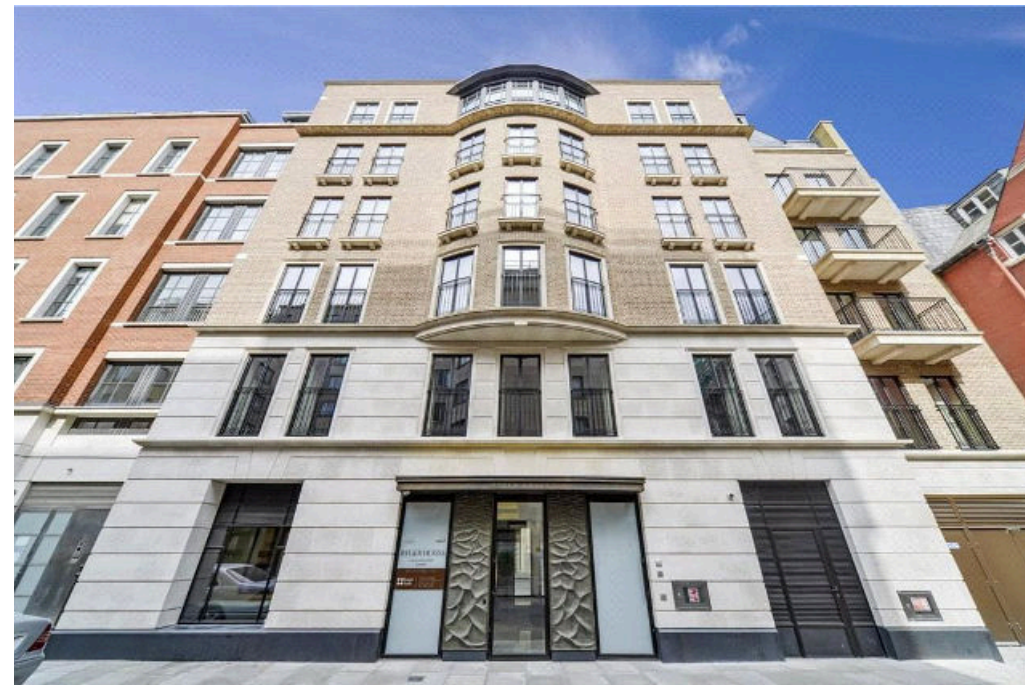
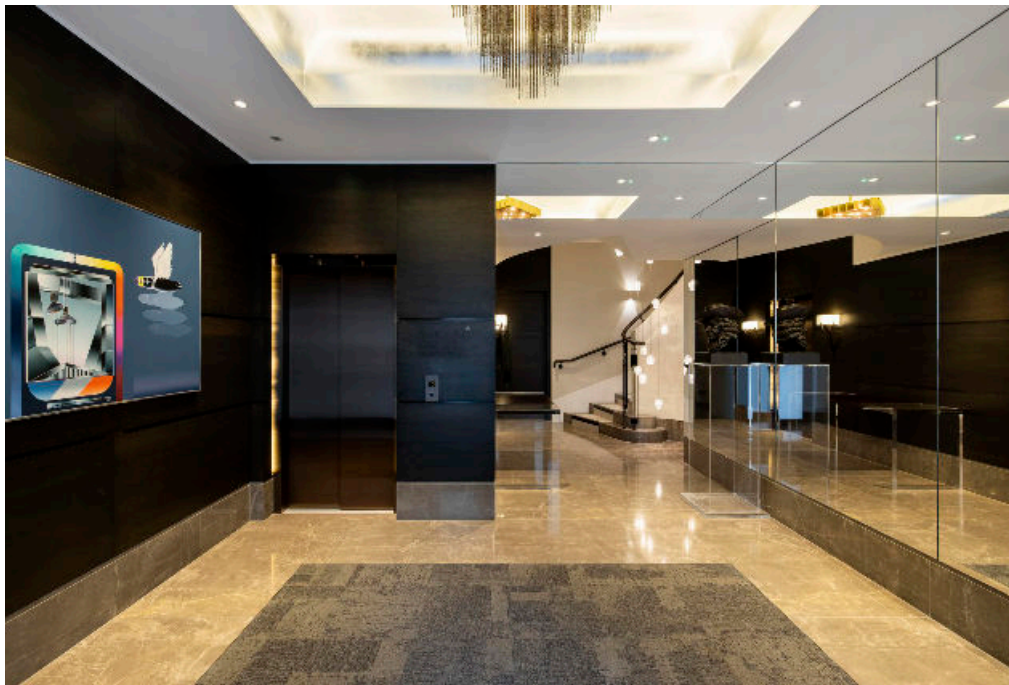


## Location

Many of London's finest and most illustrious establishments are to be found within St James's. With a quintessentially British charm with heritage stretching back over 4 centuries, this refined area offers the finest craftsmanship, elite brands and an unparalleled commitment to quality, luxury and style.

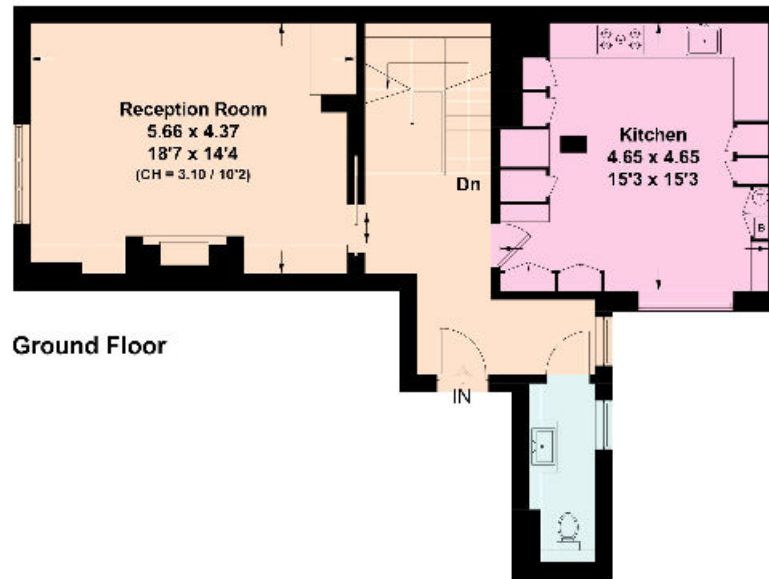
Situated on Arlington Street behind The Ritz on the edge of Mayfair, Ryger House benefits from a rare and peaceful location whilst being exceptionally well located for the restaurants and private members clubs of the West End.

Local transport links include Green Park tube station (0.1 miles) for the Victoria, Jubilee and Piccadilly lines. All distances are approximate.



# Ryger House, SW1A

Approximate Floor Area = 147.8 sq m / 1591 sq ft  
Including Limited Use Area (2.7 sq m / 29 sq ft) &



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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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