

ROSE & CROWN YARD

ST JAMES'S • SW1



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*A modern one bedroom apartment within
a quiet courtyard in historic St James's*

Reception/dining room

Kitchen

Bedroom

Shower Room

Balcony

Lift access

Green Park tube station 0.3 miles

Piccadilly Circus tube station 0.4 miles

(All distances are approximate)



These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.



ROSE & CROWN YARD

A modern, one bedroom apartment located within a quiet courtyard in historic St James's. Situated on the third floor of a purpose built block, this apartment would make an ideal pied-à-terre or investment property.

This lateral apartment of 572 sq ft comprises a well proportioned reception/dining room, which leads onto its own east facing Juliet balcony.

In addition, the property features a smart kitchen with integrated appliances, one good size double bedroom with built-in wardrobes and separate shower room. The apartment further benefits from additional storage space in the hall.

The building also offers lift access and secure entry phone system.



SITUATION

Rose & Crown Yard is conveniently situated for the gentlemen's' outfitters of Jerymn Street and the quintessentially British brands of the Piccadilly and Burlington Arcades, as well as the open spaces of St James's Square and Green Park. The property is located 0.3 miles from Green Park tube station (distances are approximate).

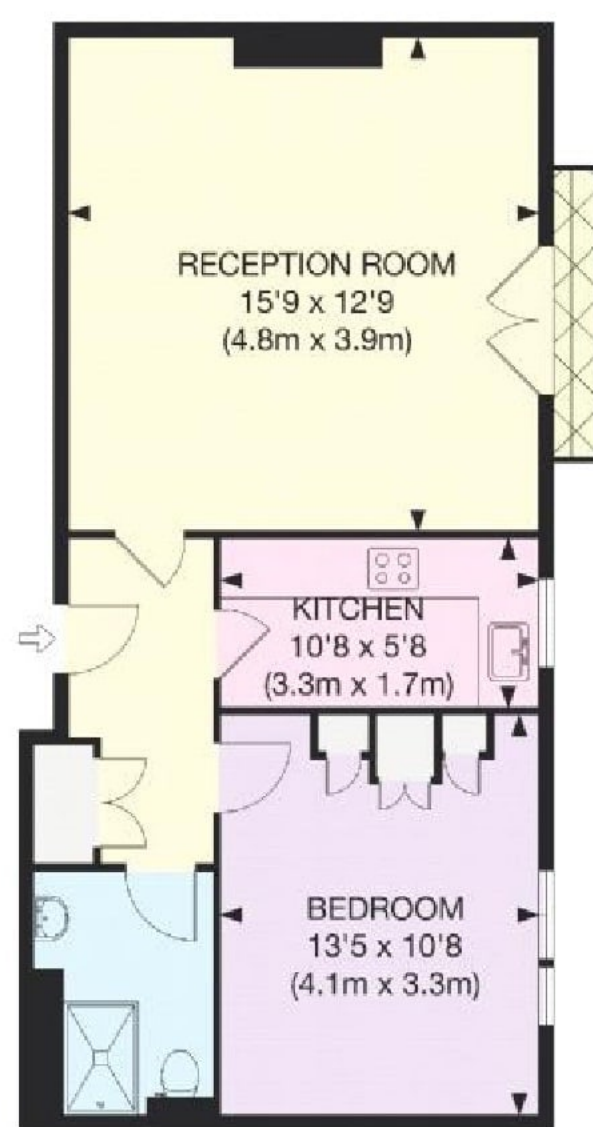
TERMS

Tenure: Leasehold approximately 85 years remaining

Local Authority: City of Westminster

Viewing: By Sole Agent Knight Frank Mayfair & St James's

Guide Price: £1,000,000



Approximate Gross Internal Floor Area
53 sq.m./572 sq.ft.

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Third Floor