



ST JAMES`S STREET  
SW1A

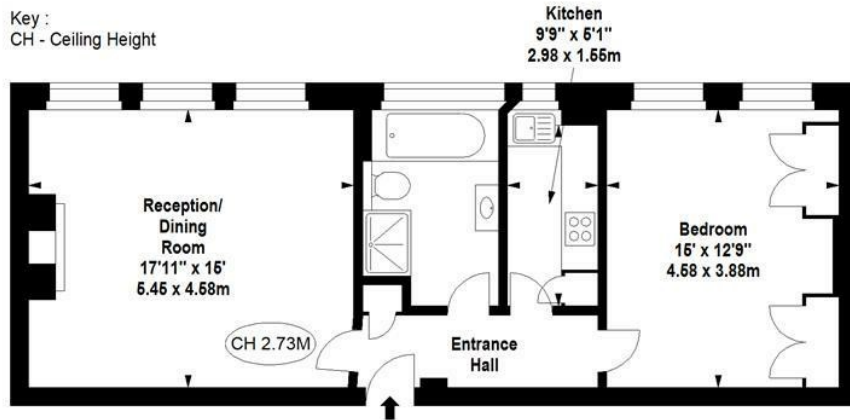
## St. James's Street, SW1A

APPROX. GROSS INTERNAL AREA \*  
666 Ft<sup>2</sup> - 61.87 M<sup>2</sup>



This floorplan is for GUIDANCE ONLY and NOT FOR VALUATION purposes.

Key :  
CH - Ceiling Height



THIRD FLOOR



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Measurements and features shown are approximate and for illustrative purposes only.  
Whilst we don't doubt the accuracy of this floor plan, no responsibility is taken for any error or omission.  
If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

This immaculate third floor flat would make an ideal pied-à-terre, being situated in a secure residential building with lift and 24-hour porter. It was recently completely refurbished and decorated in an elegant traditional style by Beckett & Graham of Chelsea.

St James's is one of the capital's most central and exclusive neighbourhoods, just a short stroll from Mayfair and the West End, and offers some of London's finest shopping, art galleries, gentlemen's clubs and restaurants. The royal parks are equally accessible.

Deposit: equivalent to six weeks' rent. Minimum tenancy length: 12 months. Council Tax: Band H.

Furnished

Viewing strictly by appointment  
with

Mark Tunstall Property

· 1 bedrooms

· 1 receptions

· Furnished

· Kitchen

· Lift

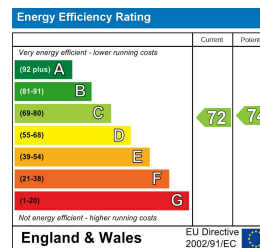
· 1 bathrooms

· 666 sq ft / 61 sq m

· Third floor

· Air-condition

· 24-hr porter



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#### IMPORTANT NOTICE

THIS BROCHURE AND THE DESCRIPTIONS AND MEASUREMENTS HEREIN DO NOT CONSTITUTE REPRESENTATION AND WHILST EVERY EFFORT HAS BEEN MADE TO ENSURE ACCURACY, THIS CANNOT BE GUARANTEED. A COPY OF THE FULL ENERGY PERFORMANCE CERTIFICATE IS AVAILABLE UPON REQUEST.