



BENNET HOUSE,
ST JAMES'S, SW1



**A BEAUTIFULLY REFURBISHED LATERAL
FLAT SITUATED ON THE SECOND FLOOR
OF A SPECTACULAR REDEVELOPMENT OF
A PERIOD CORNER BUILDING.**

**BENNET HOUSE, ST. JAMES'S STREET
ST JAMES'S, LONDON SW1**

**Guide Price £5,275,000,
Leasehold Approx. 994 years remaining**

Entrance Hall • reception room • kitchen
• master bedroom with en suite bathroom
• guest bedroom with en suite shower room
• bedroom 3/study • shower room • utility room
• 1,749 Sq. ft (163 sq. m) • EPC: B

Description

This apartment occupies the second floor and has a spacious hall, dual aspect reception room, kitchen, master bedroom with en suite bathroom, guest bedroom with en suite shower room, bedroom 3/study, shower room and utility room. There is mood lighting, comfort cooling, and wiring of an integrated A/V system. The building benefits from a lift and porter.

Location

- With iconic landmarks and beautiful architecture, St. James's offers a range of sophisticated, world renowned shops, restaurants and hotels including Fortnum & Mason,
- The Wolseley and The Ritz which are all on the doorstep.
- The open spaces of St James's Park and Green Park are nearby, as are the historic palaces and clubs of St. James's.
- Local transport links include Green Park Underground Station (0.2 miles) for the Jubilee, Victoria and Piccadilly lines (all distances are approximate).

Tenure

Leasehold – Approx. 994 years remaining

Service Charge - £25,031.62 p/a - £14.31 psf - 18.957% apportion of building

Ground Rent - £250 per annum, doubling every 25 years up to a maximum of £1,000 per annum

Local Authority

City of Westminster

Viewing

Strictly by appointment with Savills.

Furniture

Available by separate negotiation





2 Bennet House, 54 St James Street, SW1

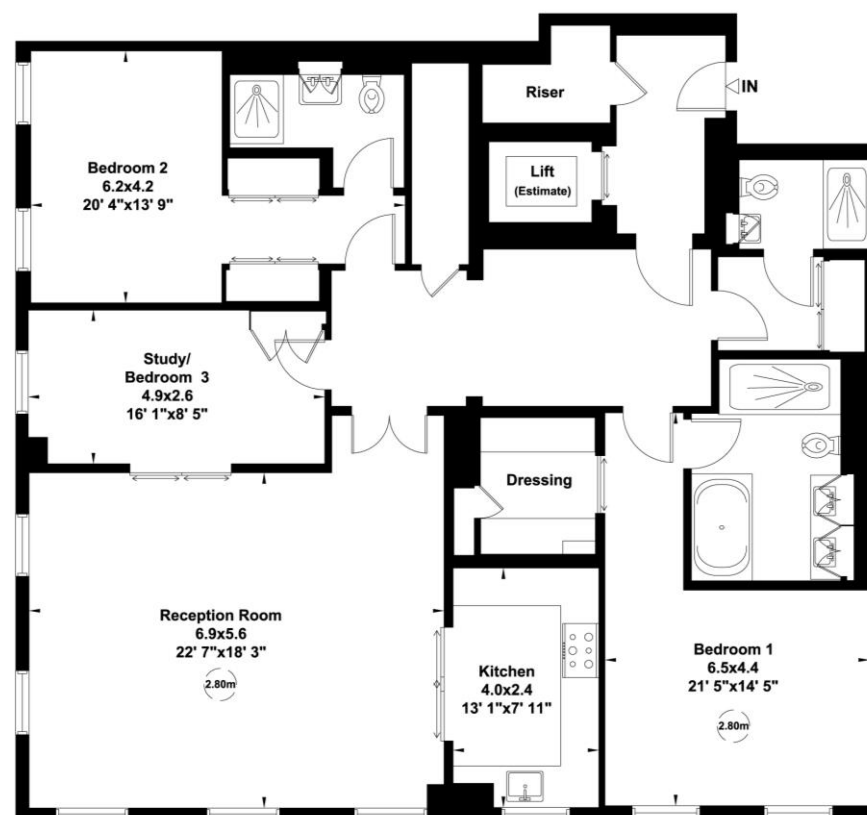
Gross internal area (approx.)

163 Sq m (1749 Sq ft) Excludes Riser and Lift

For identification only, Not to Scale



Floor Plan by **capitalgroup** 020 8671 7722



Second Floor

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Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small> (95-100) A (81-94) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <small>Not energy efficient - higher running costs</small>			
England, Scotland & Wales		EU Directive 2002/91/EC	