



**A SMART ONE BEDROOM  
APARTMENT SITUATED JUST  
SOUTH OF JERMYN STREET IN A  
DISCREET COURTYARD LOCATION  
IN THE HEART OF ST JAMES'S.**

**MASONS YARD  
ST JAMES'S, LONDON SW1**

**Guide Price £950,000,  
Leasehold- Approx. 155 years remaining**

**Entrance hall • Reception room • Kitchen  
• Bedroom • Bathroom • Lift • One bedroom  
• Discreet courtyard location • EPC: D**

**Description**

A well presented one bedroom flat situated just south of Jermyn Street, in the heart of St James's. The flat is on the second floor flat of a smart, modern purpose built block with the benefit of a lift, in a discreet courtyard location opposite the White Cube art gallery. The world famous Burlington Arcade, the Royal Academy of Arts and Fortnum & Masons are nearby.

**Tenure**

Leasehold- Aprox. 155 Years remaining

**Local Authority**

Westminster

**Mayfair & St James's**

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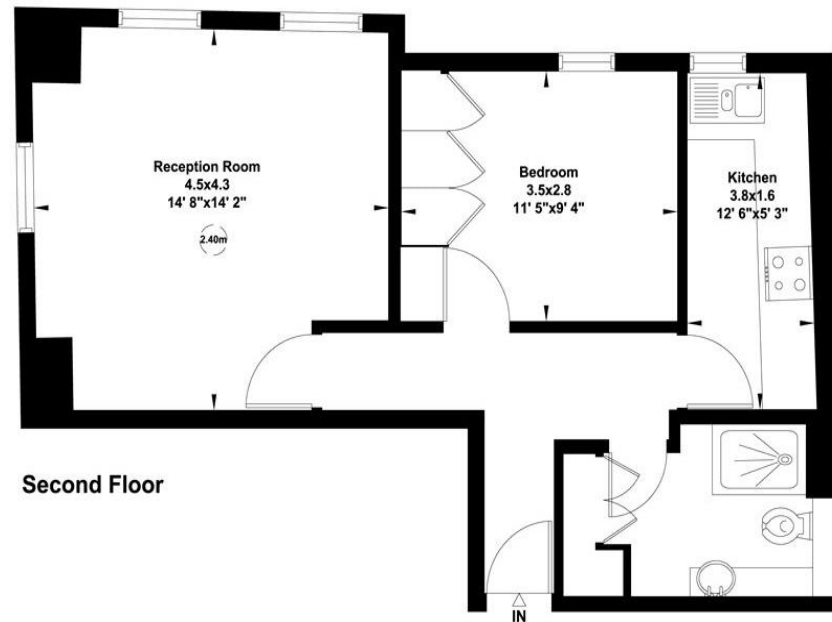
## Masons Yard, SW1

Gross internal area (approx.)

48 Sq m (519 Sq ft)

For identification only, Not to Scale

Floor Plan by **capital group** 020 8671 7722



Second Floor

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(90+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC