



Remarkable 2 bedroom penthouse with stunning roof terrace and enviable views over St. James's.

Duke of York Street, London, SW1Y

Guide Price: £3,950,000

Leasehold: new lease to be granted upon completion



Two reception rooms • Kitchen • Two en suite double bedrooms
• Guest cloakroom • Roof terrace • Sixth floor • Lift access • Porter

Local Information

Duke of York Street is situated in the heart of St James's, between St James's Square and St James's Street. It is well placed for access to the internationally renowned shops, restaurants and other amenities of Jermyn Street and St James's.

Local transport links include Green Park Underground Station for the Jubilee, Victoria and Piccadilly lines or Piccadilly Circus Station for the Piccadilly and Bakerloo lines.

About this property

A sensational two bedroom duplex penthouse apartment on the fifth and sixth floors of this beautiful and exclusive modern development. It offers fantastic views over St. James's close to St. James's Square. The property comprises two emperor size bedrooms, both with superb built-in storage, two bathrooms and an additional WC. The reception room has an additional side bar area ideal for entertaining, the kitchen benefits from high end Gaggenau appliances and there is comfort cooling and under floor heating throughout. A large roof terrace in excess of 500 square feet with stunning views. The property has a full home automation system including heating and lighting and speakers throughout. This impressive apartment is located in a well maintained building and further benefits from a concierge.

Tenure

Leasehold: new lease to be granted upon completion

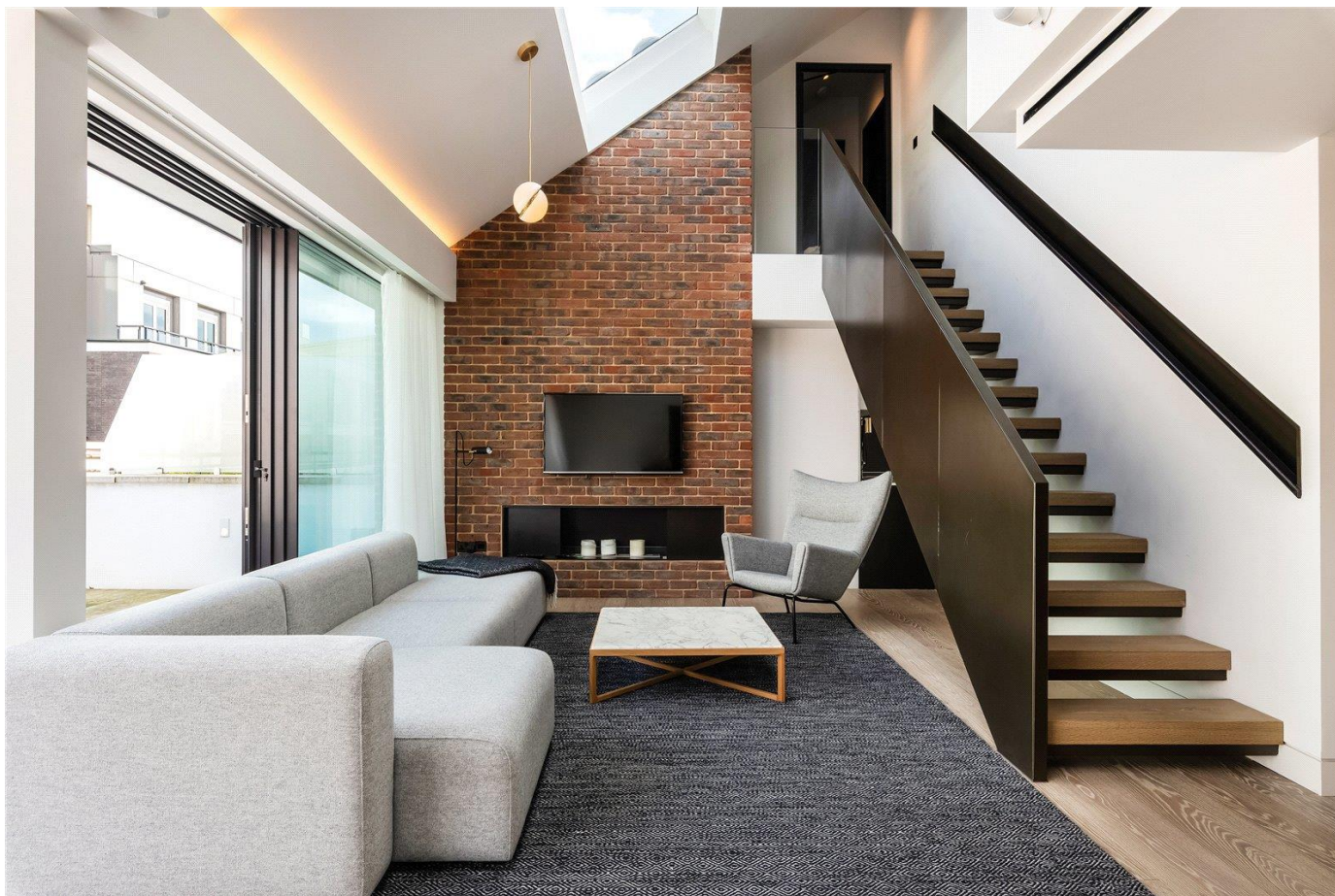
Energy Performance

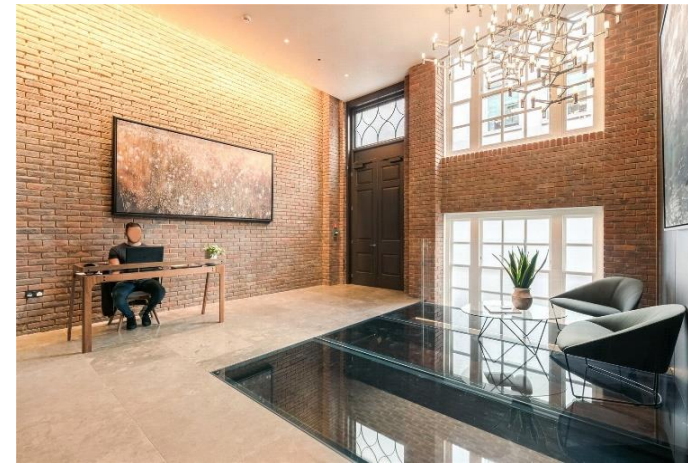
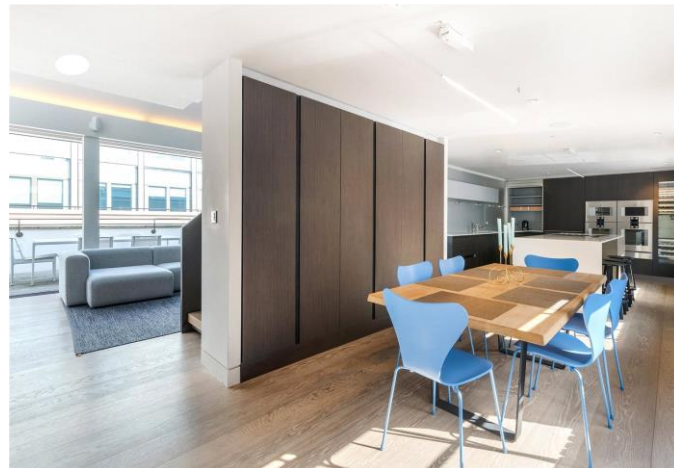
EPC Rating = D

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Mayfair & St James's Office.

Telephone: +44 (0) 20 7578 5100.





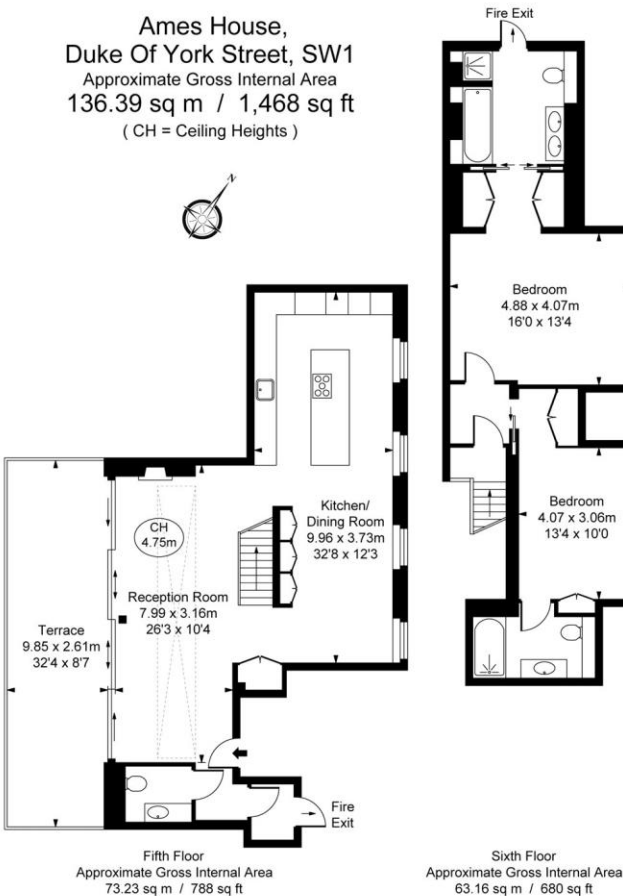
Duke of York Street, London, SW1Y
Gross Internal Area 1468 sq ft, 136.4 m²



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This plan is not to scale. It is for guidance and not for valuation purposes.
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	67	67
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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