



IMPRESSIVE 2 BEDROOM APARTMENT IN PRIME ST JAMES LOCATION

BABMAES STREET, ST JAMES, LONDON, SW1Y 6HD

Furnished, Long let - £1,200 pw.

Short let - £1,550 pw £246 inc VAT one off admin and other charges may apply.*

Available 16/11/18



IMPRESSIVE 2 BEDROOM APARTMENT IN PRIME ST JAMES LOCATION

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Furnished, Long let - £1,200 pw.

Also available for short let - £1,550 pw

Beautiful contemporary apartment • 2 double bedrooms • 2 bathrooms (1 en suite) • 3rd floor (with a lift) • 826 sq ft • Fully furnished to a very high standard • 5 underground lines with 0.5 miles • Excellent central St James location

• EPC Rating = B • Council Tax = H

Situation

Babmaes Street is a discreet cul-de-sac running south of Jermyn Street in the centre of St James, located to the south of Soho and Mayfair, west of Piccadilly Circus and north of St James's Park. The property is within reach of the many amenities, restaurants and flagship designer stores offered by Regent Street, Jermyn Street, Bond Street and their surrounding areas.

Local parklands include:

St James Park (approx) 0.3 miles.

Transport Links include:

Bakerloo and Piccadilly lines (Piccadilly Circus): approx

0.2 miles Jubilee Line and Victoria Lines (Green Park):

approx 0.4 miles

Northern Line (Charring Cross): approx 0.5 miles

Description

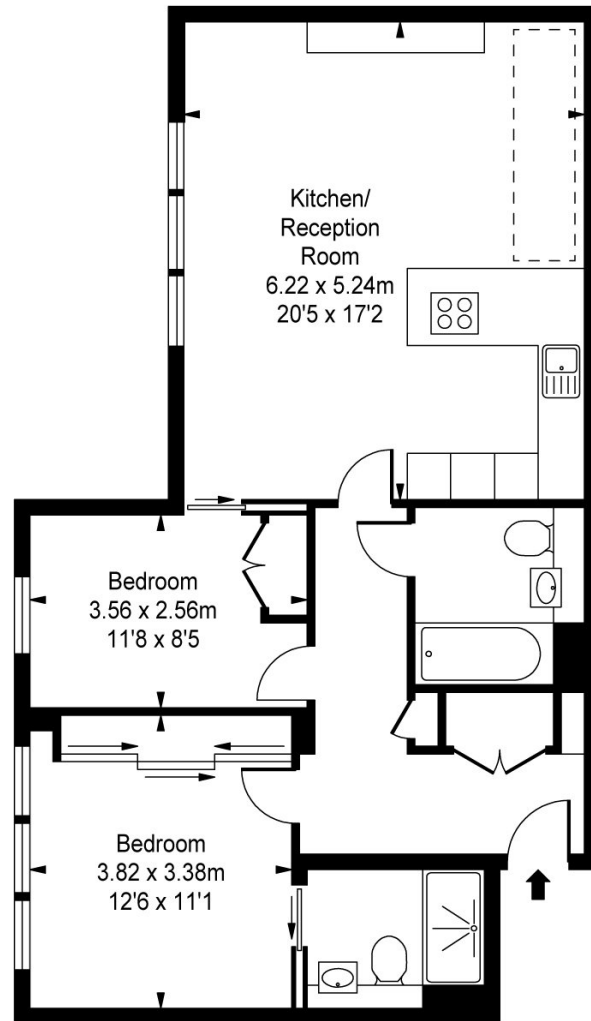
Beautiful 3rd floor apartment, comprising: 2 bedrooms, 2 bathrooms, fully fitted kitchen and open plan reception. The property of approx 826 sq ft is fully furnished and available for immediate occupation.

Babmaes Street an exceptional development in a prime central St James location. Completed in 2014, this project was undertaken with the utmost care and attention to detail. The resulting apartments are presented in impeccable order and feature contemporary design and high specification appliances throughout.



Babmaes Street, SW1Y 6HD

Approximate Gross Internal Area
826 sq ft / 76.74 sq m




Third Floor

ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY
ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(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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*Admin fees including drawing up the tenancy agreement, reference charge for one tenant – £276 inc VAT. £36 inc VAT for each additional tenant, occupant, guarantor reference where required. Inventory check-out fee – charged at end of tenancy. Third party charge dependant on property size and whether furnished/unfurnished/part furnished and the company available at the time. Deposit – usually equivalent to 6 weeks rent, though may be greater subject to mutual agreement. Pets – additional deposit required generally equivalent to two weeks rent. For more details, visit savills.co.uk/fees.

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