



IMPECCABLE LUXURY 2 BEDROOM APARTMENT WITH LARGE BALCONY

BABMAES STREET, ST JAMES, LONDON, SW1Y 6HD

Furnished, £1,750 per week + £276 inc VAT tenancy paperwork fee and other charges apply.*

Available from 29/06/2015



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SW1Y 6HD

£1,750 per week Furnished

Exquisite penthouse apartment • 2 bedrooms plus study • 2 bathrooms plus guest WC • 7th floor (with lift) • Large 'wrap around' balcony • New development • Fully furnished to an impeccable standard • 5 underground lines with 0.5 miles • Short let: £2,750 pw •

• EPC Rating = C Council Tax = G

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

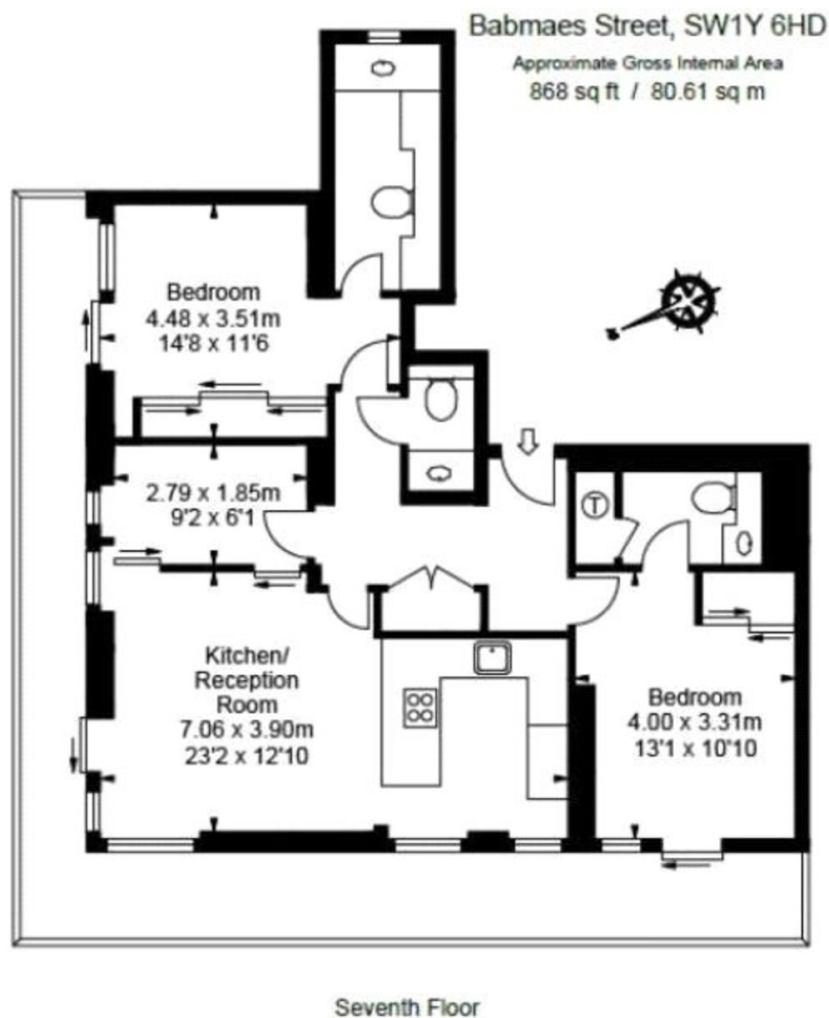
Northern Line (Charring Cross): approx 0.5 miles

Description

7th floor luxury 2 bedroom apartment in a newly completed development. The property comprises 2 bedrooms, 2 bathrooms plus WC, generous reception room and fully fitted kitchen.

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.

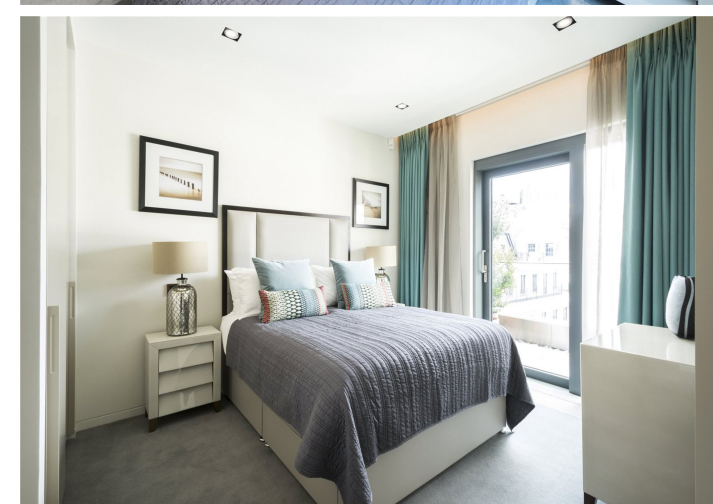




FLOORPLANS

Gross internal area: 868 sq ft, 80.6 m²

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	80	80
(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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*Tenancy paperwork 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 the end of the tenancy. Third party charge, sliding scale, dependent upon property size and whether furnished/unfurnished/part furnished and the company available at the time. For example, a minimum charge being £69 (inc VAT) for a one bedroom flat in the country and maximum of £582 (inc VAT) for a 6 bedroom London house. Deposit – usually equivalent to six 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](https://www.savills.co.uk/fees). **Please be advised that the local area maybe/is affected by aircraft noise. We advise you make your own enquiries regarding any associated noise within the area.** 20150529MTPH

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