

Flat 1, 5 St. James's Street, SW1A 1EF

£850 per week | furnished | available December



- ❑ OPEN PLAN KITCHEN/DINING AND LIVING ROOM
- ❑ STUDY AREA
- ❑ BEDROOM
- ❑ INTEGRAL AUDIO/ALARM SYSTEM
- ❑ LUTRON LIGHTING
- ❑ LIFT
- ❑ AIR CONDITIONING

Located within a few yards of St. James' Palace and adjacent to Berry Brothers & Rudd, one of London's most historic wine merchants, the building consists of three superb pieds-a-terre. This high specification first floor flat offers the ultimate in modern sophistication, yet with the charm and elegance of this period house, sited in a world renowned location. It is designed with the latest technology and amenities include air conditioning, integrated audio, bespoke kitchen and a sophisticated security and alarm system.

The Yacht Club, Chelsea Harbour, London SW10 0XA

T +44 (0)20 7349 8920 info@obbard.co.uk obbard.co.uk



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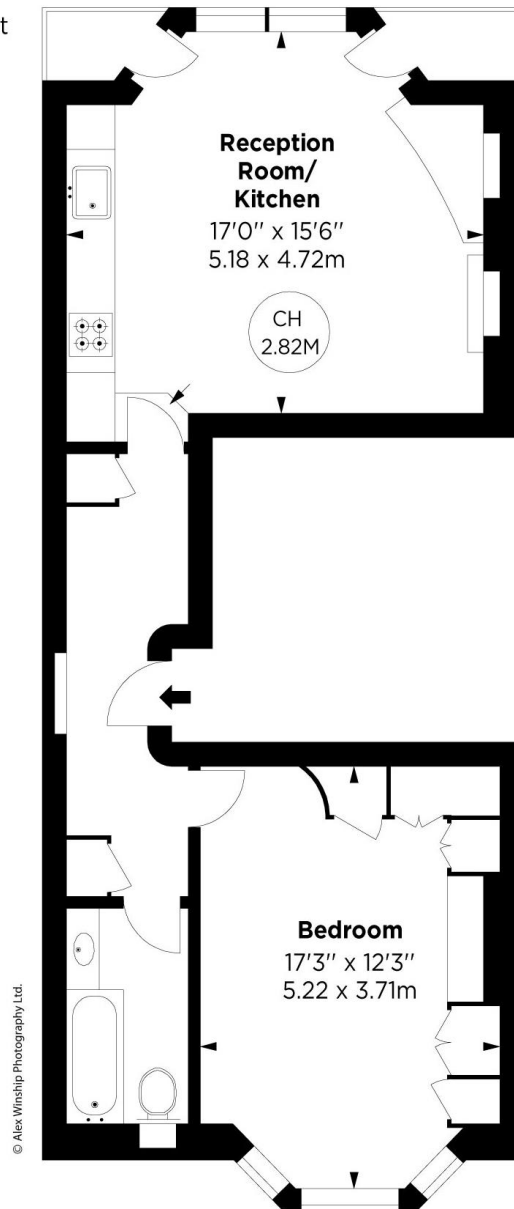
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Obbard Limited Registered office: 5 Technology Park, Colindeep Lane, Colindale, London, United Kingdom, NW9 6BX Registered No 2917554 VAT No 689 784 446

APPROX. GROSS INTERNAL AREA *
580 Sq Ft - 53.88 Sq M

This floorplan is for GUIDANCE ONLY and NOT FOR VALUATION purposes.

Key :
CH - Ceiling Height



FIRST FLOOR

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Energy performance certificate (EPC)

FLAT 1 5 ST JAMES'S STREET LONDON SW1A 1EF		Energy rating D
Valid until 6 December 2030	Certificate number 6404-9330-9002-1502-3792	

Property type
Mid-floor flat

Total floor area
54 square metres

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	68 D
39-54	E		
21-38	F		
1-20	G		

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