



# DALMENY COURT, DUKE STREET

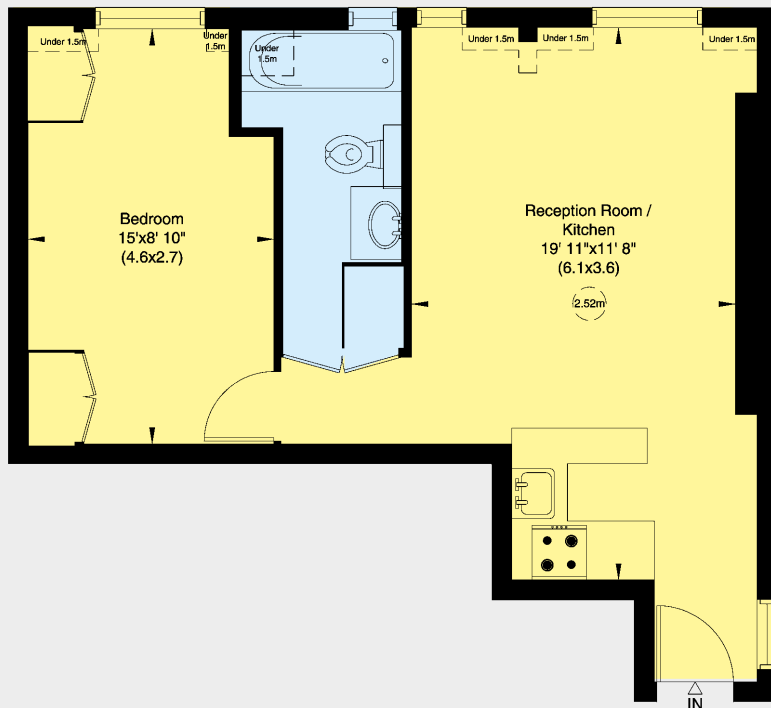
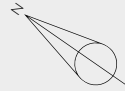
## ST JAMES'S SW1



A BRIGHT ONE BEDROOM APARTMENT SITUATED ON THE FIFTH FLOOR OF A TRADITIONAL, QUIET MANSION BLOCK IN THE HEART OF ONE OF LONDON'S OLDEST DISTRICTS.

Approximate Gross Internal Area  
452 Square Feet (42 Square Metres)  
Including Under 1.5m

Approximate Gross Internal Area  
439 Square Feet (41 Square Metres)  
Excluding Under 1.5m



FIFTH FLOOR



A bright one Bedroom apartment situated on the fifth floor of a traditional, quiet mansion block in the heart of one of London's oldest districts.

The apartment comprises a large open plan Reception Room/Kitchen that leads onto the Family Bathroom and separate Master Bedroom, which has ample storage space. The building has well-maintained communal areas, lift access and caretaker. The apartment is in need of modernisation and would therefore be an ideal investment opportunity or pied-à-terre.

Duke Street is wonderfully located to access all that St James's has to offer, from the RAC on Pall Mall, to the wide-open spaces of St James's Park, as well as a large range of world-renowned art galleries, restaurants and hotels.

#### ACCOMMODATION

- Reception Room/Kitchen
- Bedroom
- Bathroom
- Lift
- EPC Band F
- 452 Square Feet

#### TERMS

**Lease Length:** 990 Years Remaining plus Share of Freehold

**Service Charge:** Approximately £4,000 - £5,000 Per Annum

**Price:** £950,000

Sole Agent



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NO-ONE KNOWS MAYFAIR BETTER THAN WETHERELL