

FOR
SALE



Flat 5 Crusader House, Pall Mall, St James's, London SW1Y 5LU

£1,250,000 - Leasehold

107, Crawford Street, London, W1H 2JE 0207 4866711 dee@mcglashans.co.uk



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PROPERTY DESCRIPTION

A second floor newly decorated one bedroom flat in this impressive Grade II listed building which has the advantages of a lift and Porter. The reception room has three lovely floor to ceiling windows which lead to a small balcony, offering south facing open views along the length of Pall Mall. St. James's is a historic and prestigious area close to Buckingham Palace and the leafy open spaces of Green Park and St James's. The property has easy access to all the amenities of the West End with transport links close by at Green Park and Piccadilly Circus.

EPC - C, Council Tax (Westminster) -- Band G, Service Charge - £4,960 pa (reviewable annually), Ground Rent - £500 pa, Lease approx. - 98 years remaining (expires 10/10/2121).

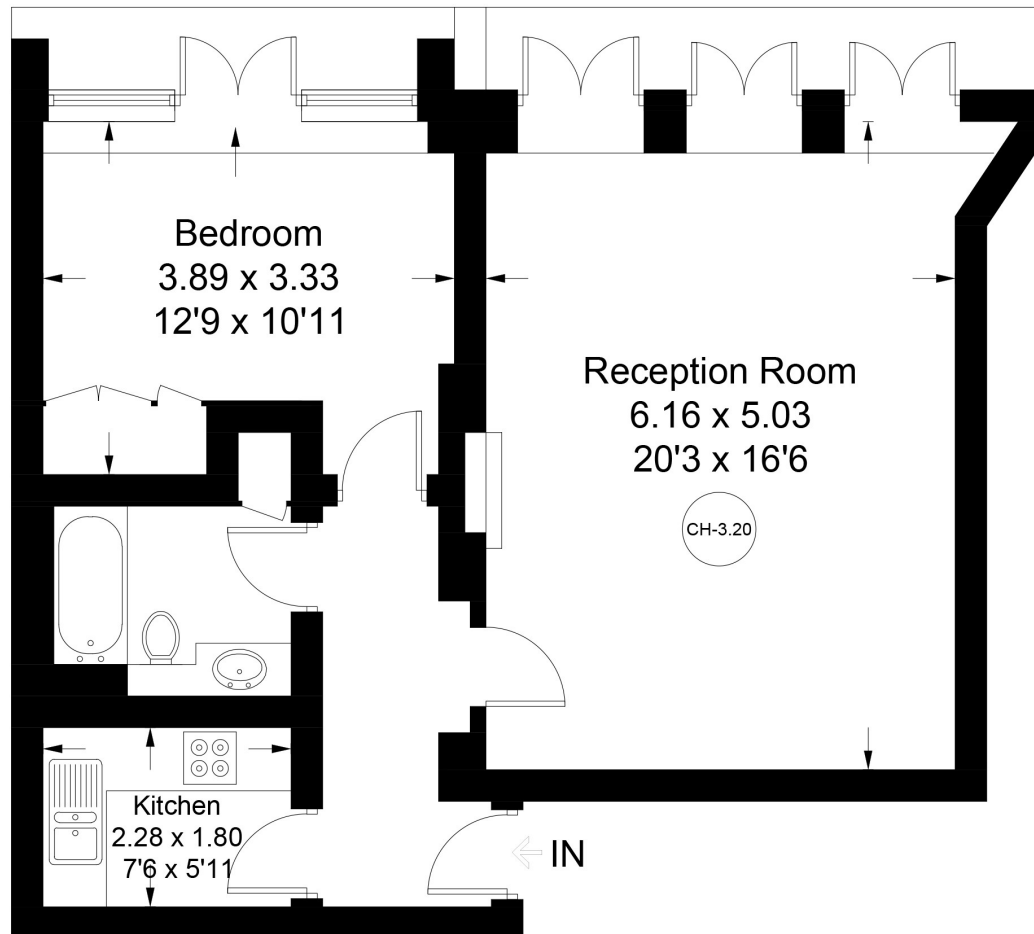
ACCOMMODATION

- Living / Dining Room
- Floor to ceiling windows
- Balcony
- Porter
- Lift
- Kitchen
- Bedroom
- Bathroom



Crusader House

Approximate Gross Internal Area = 59.8 sq m / 644 sq ft



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1004857)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82+)	A		
(61-81)	B		
(55-60)	C	78	83
(51-54)	D		
(49-54)	E		
(41-50)	F		
(1-40)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	