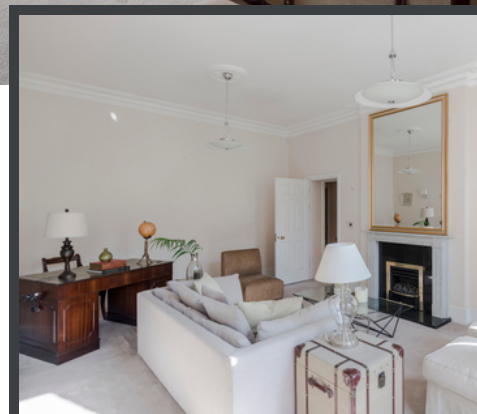




## Flat 5, 14 Crusader House, Pall Mall, St James's, London. SW1Y 5LU

A newly decorated one bedroom flat in this impressive Grade II listed building with lovely floor to ceiling windows which lead to a small balcony.



**£1,250,000 Leasehold**

## PROPERTY DESCRIPTION

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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).

## FEATURES

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



## ROOM DESCRIPTIONS

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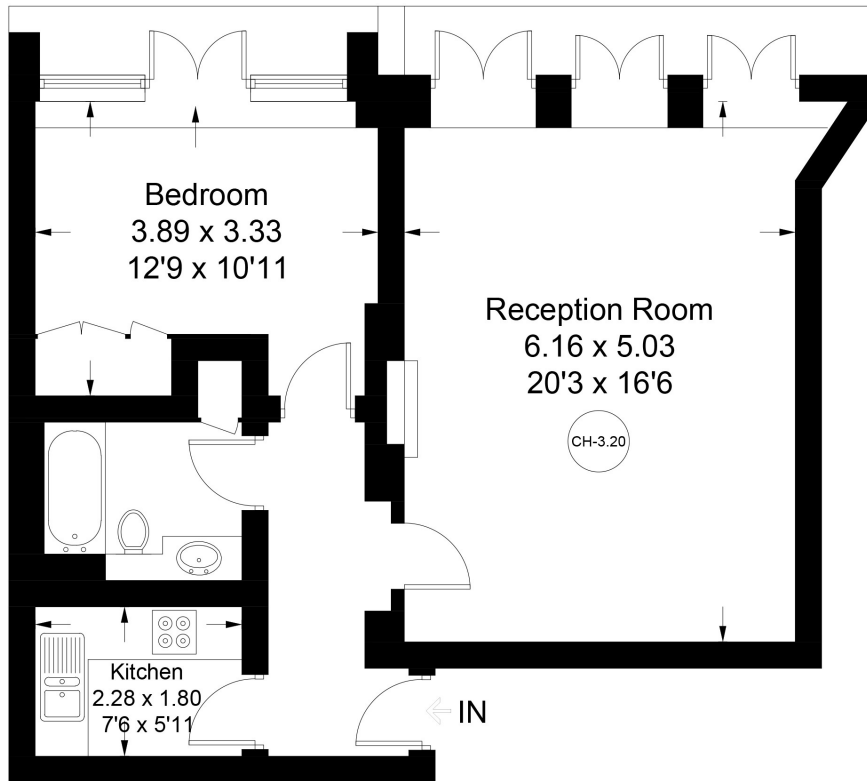


## FLOORPLAN & EPC



### 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		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	83
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b> <small>EU Directive 2002/91/EC</small>		

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