



Ryder Street, St James`s SW1Y

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PROPERTY CONSULTANTS



Ryder Street  
St James`s, SW1Y

A wonderful opportunity to upgrade this spacious second floor flat in the heart of St James`s. Arranged over 194 sq.m (2,089 sq.ft) the flat has an impressive double reception room and three double bedrooms, one of which is currently used as a dressing room. If combined with the adjacent bedroom an incoming buyer could create a quite splendid principal bedroom suite.

St James`s Chambers is a purpose built block with an impressive entrance lobby, resident caretaker and good sized lift. Well located midway between Piccadilly and The Mall, the flat is just a short walk away from Green Park, The Ritz Hotel and St James`s Palace.

- 3 Bedrooms
- Double Reception Room
- 2 Bathrooms
- Eat in Kitchen
- Ideal for Entertaining
- Imposing Period Building
- Second Floor ( with lift )
- Smart Communal Areas
- Resident Caretaker









## TERMS

Leasehold: Expiring 4<sup>th</sup> April 2194, therefore approx. 170 years remaining

Ground rent: Peppercorn

Service Charge: currently £12,552.26 (6.83% of the total, plus an additional £14,033.89 for building improvements in the current service charge year.

Local Authority: City of Westminster, Band H  
£1,946.32 to 31<sup>st</sup> March 2025

EPC: Rating C

**Guide Price: £2,950,000**



## St. James's Chambers, Ryder Street, SW1

Approximate Gross Internal Area

194 sq m/ 2089 sq ft

Not to Scale, for identification only



Second Floor

For guidance only and must not be relied upon as a statement of fact.  
All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).



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