



St James's Gardens, W11



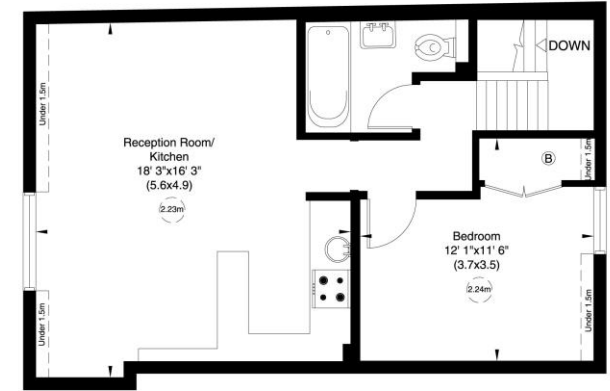
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Gross internal area (approx.)
50 Sq m (540 Sq ft) Including Under 1.5m
49 Sq m (526 Sq ft) Excluding Under 1.5m
For identification only, Not to Scale

Floor Plan by **capital group** 020 8671 7722



Second Floor



Third Floor

Not to scale, 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).

Excellent condition - a superb one bedroom flat in a fantastic location

Accommodation comprises:

- Double bedroom
- Bathroom
- Open plan reception room with kitchen
- Access to communal gardens
- Available 25th March 2024



Terms

Rent: £1,950 per calendar month
£450 per week

Furniture: Furnished

Council Tax: Band D
EPC Rating: D

For clarification purposes we wish to inform all interested parties that we have prepared these particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings