

# Horne & Harvey

Est. 1803

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## 13 Bray House, Duke Of York Street, London SW1



**A fourth floor one bedroom lateral apartment located just off prestigious St James's Square, benefiting from a private balcony and caretaker. Situated in a period building in the heart of St James's, this 370 sq ft property comprises one bedroom (boasting a private balcony and built-in wardrobes), a well-proportioned open plan kitchen/reception room and bathroom. Duke of York Street runs from St James's Square, close to the galleries, restaurants and tailors of Jermyn Street. Tucked behind bustling Piccadilly, the apartment is approximately 0.2 miles from Piccadilly Circus tube station.**

**Bedroom : Bathroom : Reception Room : Kitchen : Balcony : Caretaker : Lift : EPC Rating C**



## **Terms and Conditions**

**Tenure:** Leasehold; approx 984 years remaining

**Service Charge:** £7,404

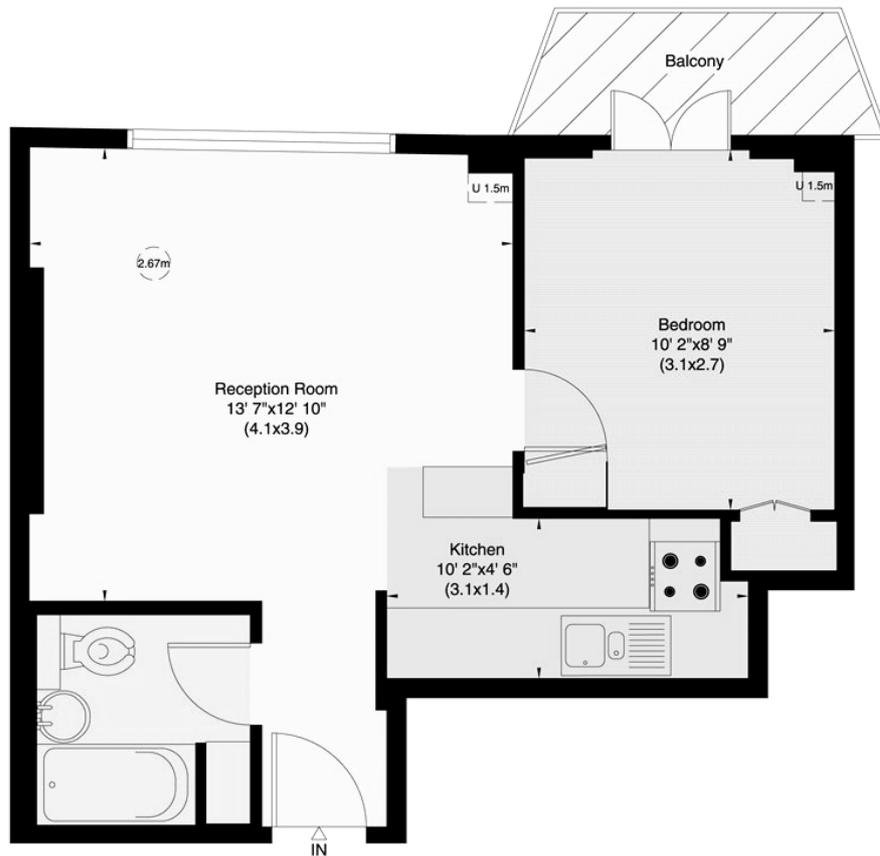
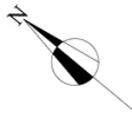
**Price:** £800,000 Subject To Contract

### **Misrepresentation Act 1967**

The information in this publication should be referred solely as a general guide. Whilst care has been taken in its preparation, no representation is made nor responsibility accepted for the whole or any part. All descriptions, dimensions, reference to condition and other details are believed to be correct but intending purchasers should satisfy themselves by inspection or otherwise as to the correctness of each of them.

BRAY HOUSE  
DUKE OF YORK STREET  
LONDON SW1

Gross internal area (approx.)  
34 Sq m (370 Sq ft) Including Under 1.5m  
34 Sq m (368 Sq ft) Excluding Under 1.5m



Fourth Floor

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	