



JEREMY JAMES

ST PAULS COURT, MANCHESTER STREET (OFF MANCHESTER SQUARE), LONDON W1



PRICE  
£1,950,000

TENURE  
Freehold

33 New Cavendish Street  
London,  
W1G 9TS

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### DESCRIPTION

The accommodation comprises; Entrance hall, Reception room, Three bedrooms, One en-suite bathroom, Second bathroom and Kitchen.

Recently newly renovated bathrooms including a spacious shower room, built in modern air conditioning and good storage space.

This unique flat occupies the entire floor for 1,550 sq. ft. of lateral living. Excellent natural light.

1550sq ft (144 sq m)

### AMENITIES

Sixth floor

Passenger lift

Views over looking Manchester Square

Spacious

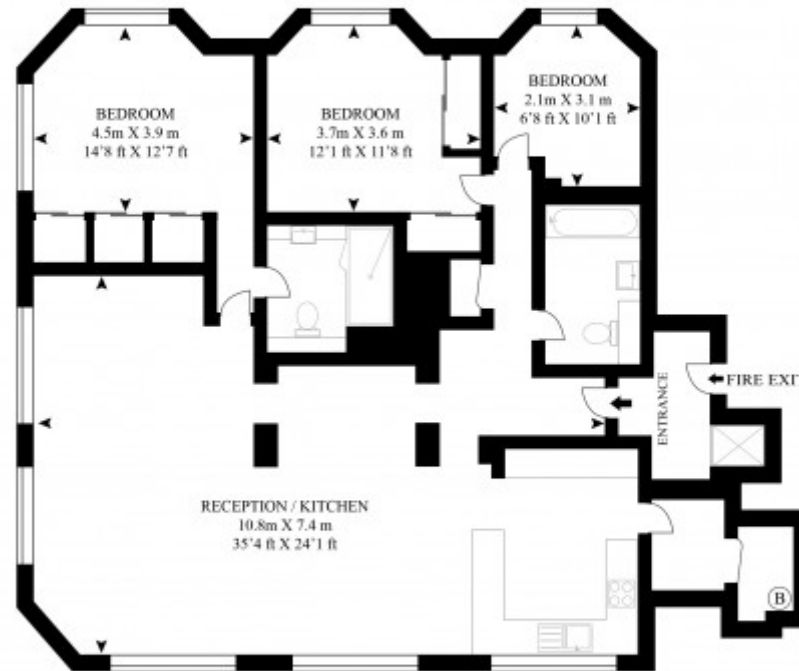
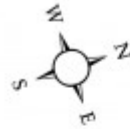


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APPROX GROSS INTERNAL FLOOR AREA 1550 SQ.FT. (144 SQ.M.)



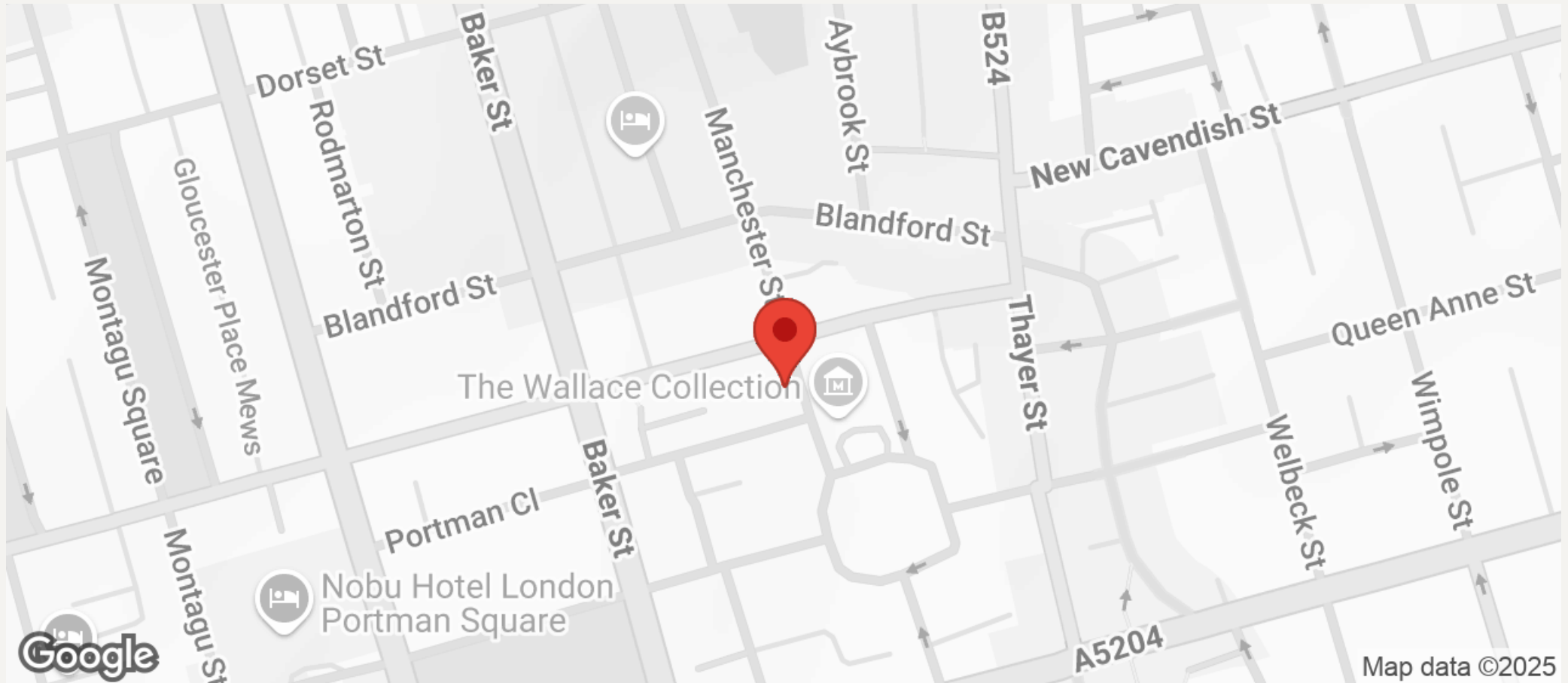
SIXTH FLOOR

As Defined by RICS - Code of Measuring Practice  
The Floor - plans are for representation purposes only and  
should be used as such by any prospective client.



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All negotiations are subject to contract. The Agents are not authorised to make or accept any contractual offer unless prior written notification to the contrary has been given on behalf of the client. In no other case whatsoever are the Agents (or any employee or sub-agent) authorised to make or give any representation or warranty on behalf of any party, and whilst information and particulars are given in all good faith intending purchasers and lessees must satisfy themselves independently as to the accuracy of all matters upon which then intend to rely. Measurements or distances referred to are approximately only. We have not carried out a survey or tested the services, appliances or specific fittings.

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