



## Babmaes Street, SW1Y

**£2,495 pw**

Offered on a Short-Let basis, this newly refurbished & interior designed 3 bedrooms, 2 bathrooms apartment is finished to the highest standard set on the fifth floor within this exceptional development located in a quiet cul-de-sac off Jermyn Street.

Three Double Bedrooms | Two Bathrooms | Lift Access | Open Plan Kitchen | Piccadilly Circus Tube Station |

**020 7096 9476**

[contact@landstones.co.uk](mailto:contact@landstones.co.uk)

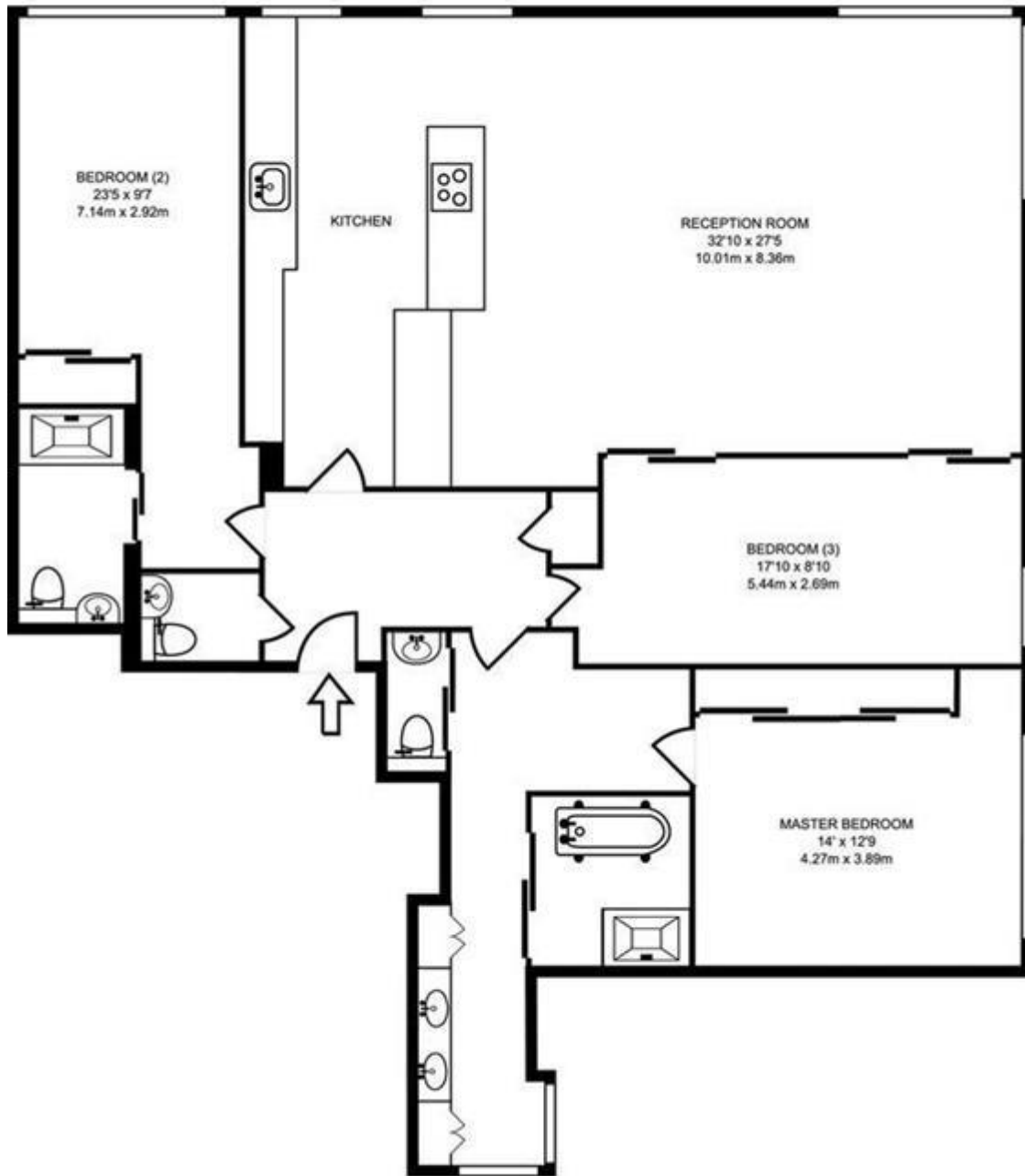
 **LANDSTONES**

Offered on a Short-let basis. this newly refurbished & interior designed 3 bedrooms, 2 bathrooms apartment is finished to the highest standard set on the fifth floor within this exceptional development located in a quiet cul-de-sac off Jermyn Street.

Babmaes Street is quietly positioned in the heart of St James, located to the south of Soho and Mayfair.

St James's Park & Green Park are also close by.





FIFTH FLOOR  
1,527 SQ FT/141.94 SQ M



| Energy Efficiency Rating                    |                         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---|-------------------------|-----------|---|-------------------------|-----------|
|   | Current                 | Potential |   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92-100) <b>A</b>                           |                         |           | (92-100) <b>A</b>   |                         |           |
| (81-91) <b>B</b>                            |                         |           | (81-91) <b>B</b>  | 88                      | 88        |
| (69-80) <b>C</b>                            |                         |           | (69-80) <b>C</b>  |                         |           |
| (55-68) <b>D</b>                            |                         |           | (55-68) <b>D</b>  |                         |           |
| (39-54) <b>E</b>                            |                         |           | (39-54) <b>E</b>  |                         |           |
| (21-38) <b>F</b>                            |                         |           | (21-38) <b>F</b>  |                         |           |
| (1-20) <b>G</b>                             |                         |           | (1-20) <b>G</b>   |                         |           |
| Not energy efficient - higher running costs |                         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           | <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>)

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.