

THE  
BROADWAY

ST JAMES'S PARK

SW 9.1  
SANCY WEST

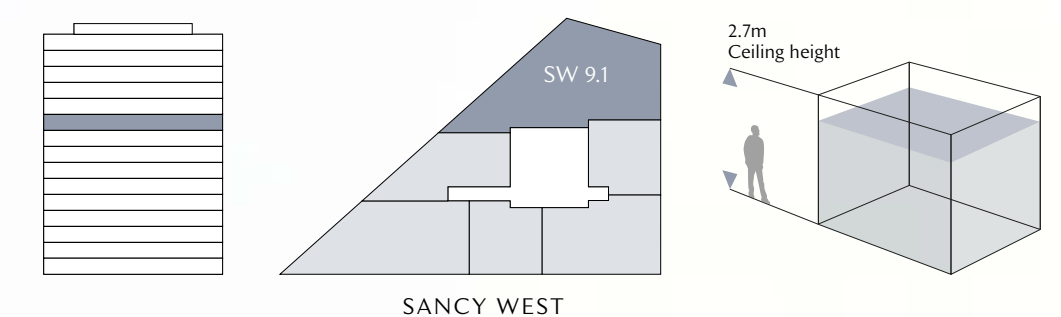
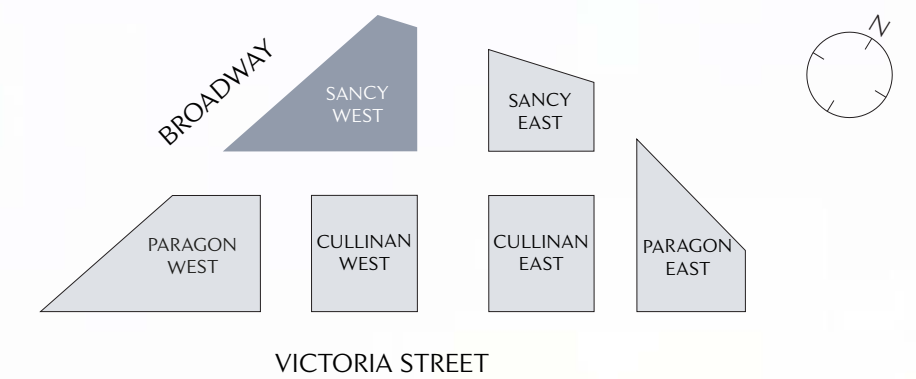
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## SW 9.1 SANCY WEST – 9TH FLOOR



Kitchen	4.50m x 3.70m	14' 11" x 12' 2"
Living/Dining	9.30m x 7.60m	30' 7" x 24' 11"
Principal bedroom	8.00m x 5.90m	26' 2" x 18' 12"
Principal en suite	3.80m x 1.60m	12' 5" x 5' 3"
Bedroom 2	5.10m x 4.30m	16' 10" x 14' 2"
En suite	2.80m x 2.00m	9' 4" x 6' 9"
Bedroom 3	5.30m x 2.80m	17' 5" x 9' 2"
Shower room	2.50m x 1.80m	8' 3" x 5' 11"
<b>TOTAL INTERNAL AREA</b>	<b>170.8 sq m</b>	<b>1,838 sq ft</b>



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ASSET MANAGEMENT

## VALOURAN

**IMPORTANT NOTICE** The seller, The Broadway, St James's Park, its development manager Valouran, Kingbridge and its appointed agents, give notice that these plans and associated particulars are prepared only for the general guidance of prospective buyers. They do not constitute part of an offer or contract. Any information contained herein is given in good faith but must not be relied upon as being a statement or representation of fact. Any areas, volumes, measurements or distances referred to herein are approximate only. The layouts are for guidance only and are not necessarily comprehensive. Floorplan illustrations show the layout of the accommodation only. Ceiling heights are indicative only – measurements are taken from principal rooms in each apartment and vary within each apartment. To view the architectural and structural items excluded from these accommodation layouts, please request the architectural plans from the sales office. Prospective buyers must rely on their own legal and professional advice and satisfy themselves in relation to all the foregoing matters by inspection or otherwise.

September 2025.