



Christchurch House

Caxton Street, SW1H 0PX
£435,000

coopers
OF LONDON EST. 1986

Caxton Street, SW1H

- Excellent Transport Links
- Spacious Living Area
- Fully Fitted Kitchen
- Key Phone Entry
- Video Tour

Coopers of London are excited to present a superbly designed studio-suite very close to St James` Park.

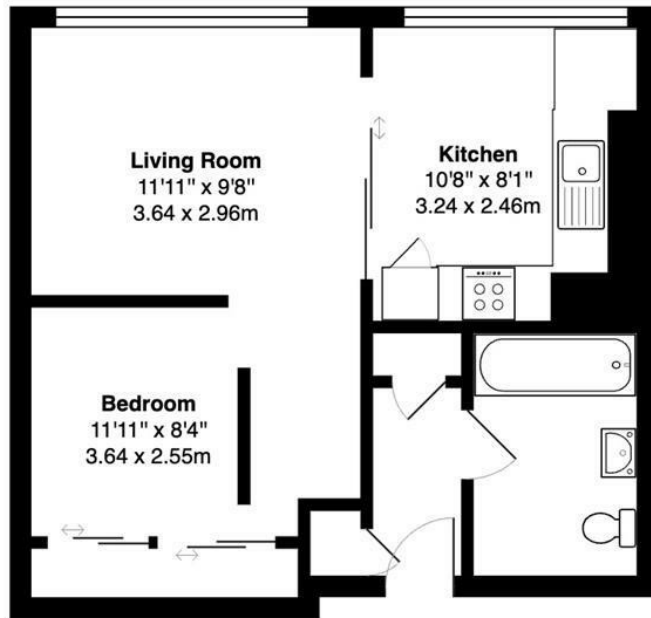
Quietly situated at the rear of a purpose built block, the apartment has an abundance of natural light and is finished to an impeccable standard.

The property comprises: spacious living area; partially divided sleeping quarters; large eat-in kitchen with sliding partition; luxury bathroom and excellent storage options.

Conveniently placed a short walk from Victoria Station, Caxton Street is an ideal base from which to explore the shops, theatres and restaurants of London`s famous West End.







3rd Floor

Christchurch House, Caxton Street, SW1H

Total Gross Area: 436 ft² ... 40.5 m²

All measurements are approximate and for identification guideline purposes only, not to scale.
Compliant with the RICS code of measuring practice

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	

Viewing

Strictly by appointment with:
Coopers of London, 22 Cleveland Street,
Fitzrovia, London W1T 4JB
info@coopersonlondon.co.uk

0207 580 9658

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.