



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 3rd floor studio-suite very close to St James` Park.

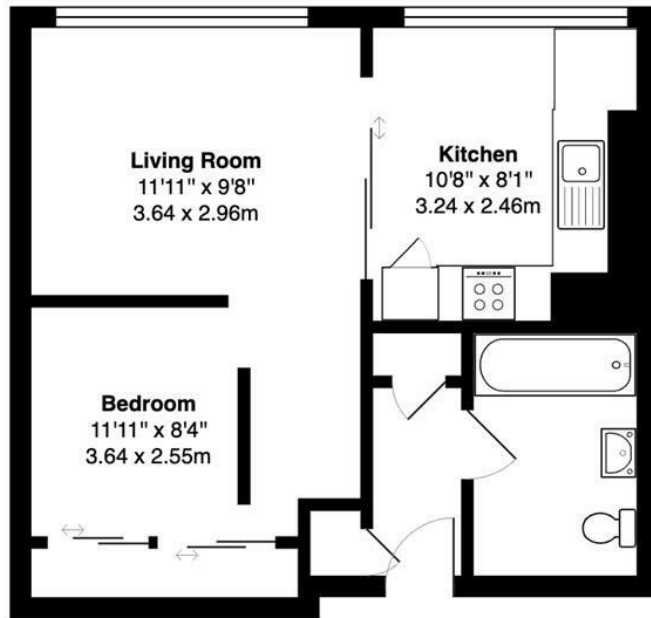
Quietly situated at the rear of a purpose built block, the apartment has an abundance of natural light and is finished to an impeccable standard.

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

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