



**16 Morpeth Mansions Morpeth Terrace, London, SW1P 1ER**

**£1,350 Per week**

 3  2  3  C





A well-presented three-bedroom period apartment, boasting 1965 sq.ft of living space with exceptionally high ceilings and ideally located moments from Westminster and Victoria underground stations. The property comprises of three double bedrooms, two bathrooms, three reception rooms and a separate eat-in kitchen. Furthermore, the three principal rooms enjoy 3m high French doors opening onto semi-Juliet balconies. The property enjoys a central location with access to all of central London within minutes and is also well placed for many of the very best schools in the country.

**Accommodation:** Master bedroom with en suite bathroom, a further 2 bedrooms with a separate bathroom, 3 reception rooms, kitchen, ample storage, lift access and a day porter service. The property is available unfurnished for a long let.

**Council Tax Band:** Westminster - G  
**Minimum contract:** 12 months  
**Change of contract fee:** £50 including VAT  
**Lift access**  
**Holding Deposit -** £1350 (1 weeks rent, subject to agreed offer)

To check broadband and mobile phone coverage please visit Ofcom.  
 To check planning permission please visit Westminster Council Website, Planning & Building Control

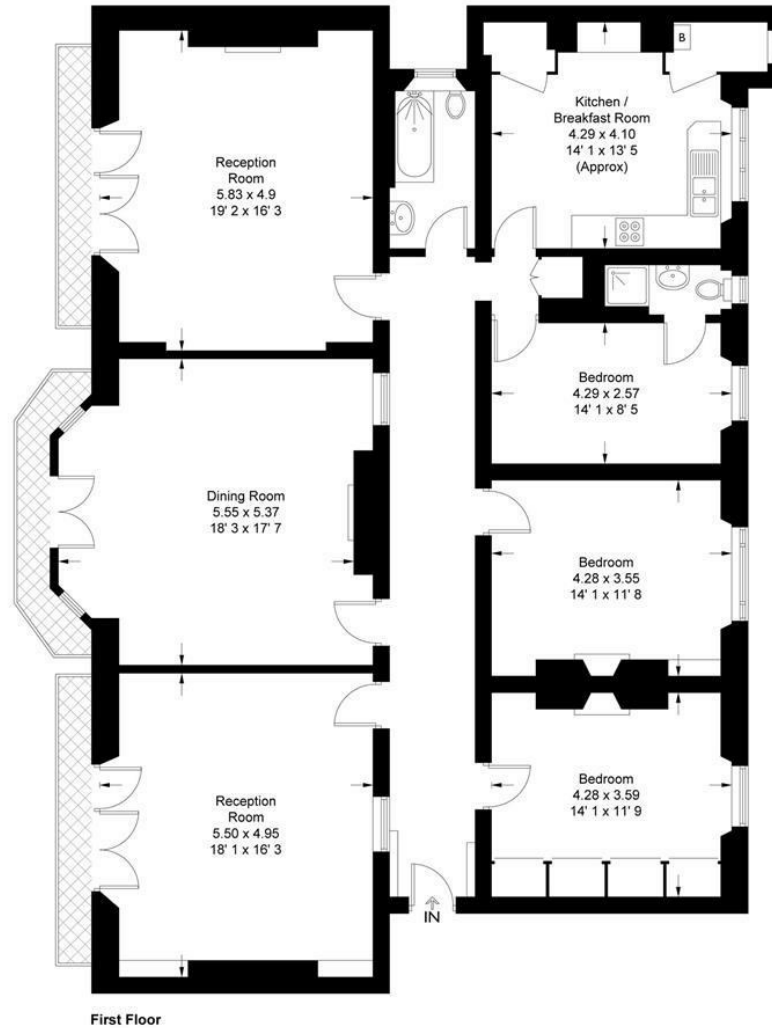







## Morpeth Mansions

Approximate Gross Internal Area = 1965 sq ft / 182.6 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

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 of 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.

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

77