



Viewings by appointment
0207 483 2611

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Abbey Orchard Street, SW1P 2JJ

£2,560 *fees apply



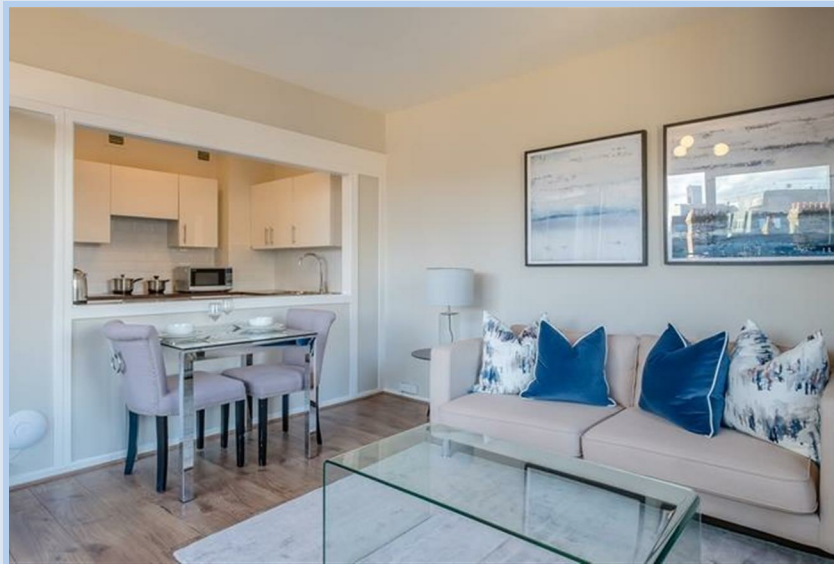
This stunning one bedroom apartment on the sixth floor has a large bright reception area, with Juliet Balcony, ample storage space, fully fitted kitchen and a modern bathroom. The apartment comes with wifi and is set up for a Sky subscription.

Luke House offers an excellent variety of 30 newly refurbished studio, one and two bedroom apartments, situated on the upper floors of this purpose built development building, offering flexible accommodation to suit all requirements. The building has a dedicated building manager, secure underground parking, wifi, laundry room and lift service.

Centrally located in Westminster, just off Victoria Street, Luke House is surrounded by shops, bars and restaurants, as well as giving easy access to the rest of the city. Residents of Luke House have easy access to some of the capital's best known historic sights – including Buckingham Palace, the Houses of Parliament and Westminster Abbey. It is a 5 minute walk to St James's Park tube station (District line) and to Victoria tube and train station (Victoria line & Gatwick Express).

Our agency are members of Property Mark, Client Money Protection and we hold an account with the Deposit Protection Scheme (ID number 1 8 7 0 9 7 4). Our trading name & registered office address is Wellington Estates Property Ltd, WorkLife, 174 Hammersmith Rd, London, W6 7JP company registration number 0 9 7 7 8 0 1 9 7. We charge no administration fees to tenants.

Tax Band: E
EPC Rating: C



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

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www.abbeyproperties.co.uk



*All Fees stated are inclusive of VAT
(calculated at 20%)

Referencing Fee: £29.50 per applicant

Inventory/check-in fee: From £120 to £260 (dependent on the size of the property).

Administration fees: £107 per property

Important Notice

In accordance with the Property Misdescriptions Act (1991) we have prepared these particulars as a general guide to give a broad description of the property. They are not intended to constitute or form part of a contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All measurements, photographs, virtual tours, floor plans and distances mentioned are given as a guide and should not be relied on. Details of lease, service charge and ground rent are given as a guide and should be confirmed by your solicitor prior to exchange of contracts. The copyright of these property particulars remain exclusive property of Abbey Properties.