



Viewings by appointment  
0207 483 2611

abbey  
properties

# Abbey Orchard Street, SW1P 2JJ

£4,747 \*fees apply



This large, (89 sq. meter) bright and spacious two-bedroom apartment is on the sixth floor and is located in the heart of Victoria.

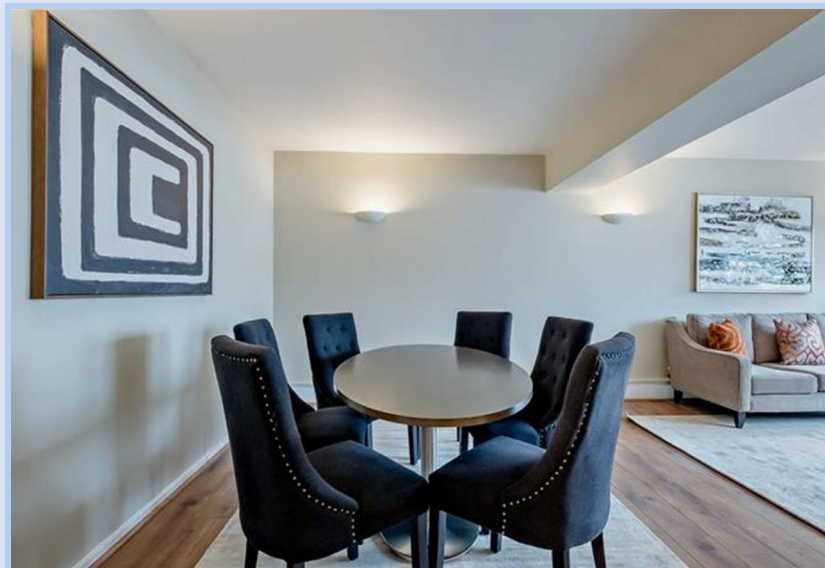
The apartment has two large bright bedrooms with a spacious Living room area, plenty of storage space, fully fitted kitchen and 2 modern bathrooms. The apartment comes with free wifi and is set up for a Sky subscription.

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 1870974). Our trading name & registered office address is Wellington Estates Property Ltd, WorkLife, 174 Hammersmith Rd, London, W6 7JP company registration number 097780197. We charge no administration fees to tenants.

Tax Band: G  
EPC Rating: D



abbey  
properties





- Desirable Central London Location
- 5 min walk to Westminster Abbey
- 2 BATH
- Lift Service
- 2 BED



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

Viewings by appointment  
0207 483 2611

7-8 Regency Parade  
London, NW3 5EG

lettings@abbeyproperties.co.uk

www.abbeyproperties.co.uk

abbey  
properties



\*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.