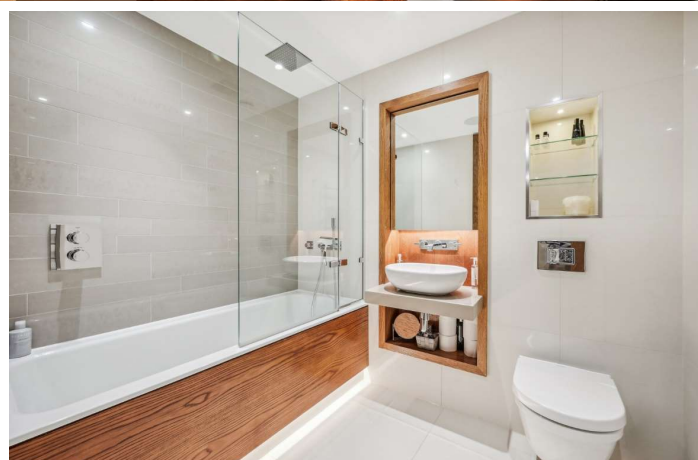




Horseferry Road  
London, SW1P

CHESTERTONS









An outstanding three double bedroom 4th floor luxury apartment situated within a very desirable building in the heart of Westminster, moments from the River Thames, Houses of Parliament and Buckingham Palace. This light and spacious apartment further comprises a generously sized reception room and dining room, a beautifully designed, modern open plan kitchen with fully integrated appliances, two luxury bathrooms (1 en-suite), fitted wardrobes in the bedrooms and 2 private balconies with views of the historic St Johns Gardens.

Further benefits include lift access to all floors, the use of a 24 hour concierge, underfloor heating through-out, air-cooling, superfast broadband (up to 1 gigabit) and a fully equipped fitness suite as well as access to an attractive landscaped courtyard garden and allocated secure underground parking.

The Courthouse benefits from fantastic Westminster location, being only short walk from St James' Park (District and Circle lines) and Westminster (Jubilee, District and Circle lines) underground stations, as well as Victoria mainline and underground station (Victoria, District and Circle lines). There is a great selection of shops, cafes, bars and restaurants on Victoria Street and the surrounding area.

- Stunning Three Double Bedroom Flat
- Open Plan Reception Room with Views of St Johns Gardens
- 24 Hour Concierge
- Access to Well Equipped Gym
- Allocated Parking Space
- Two Private Balconies + Communal Garden

Asking Price £1,875,000

**Tenure:** Leasehold – 999 Years from 25 March 2014

**Service Charge:** £9,132 (Approx. incl reserve fund)

**Ground Rent:** £1,250

**Local Authority:** City of Westminster

**Council Tax Band:** G

*Chestertons Westminster & Pimlico Sales*

105 Wilton Road

London

SW1V 1DZ

westminster@chestertons.co.uk

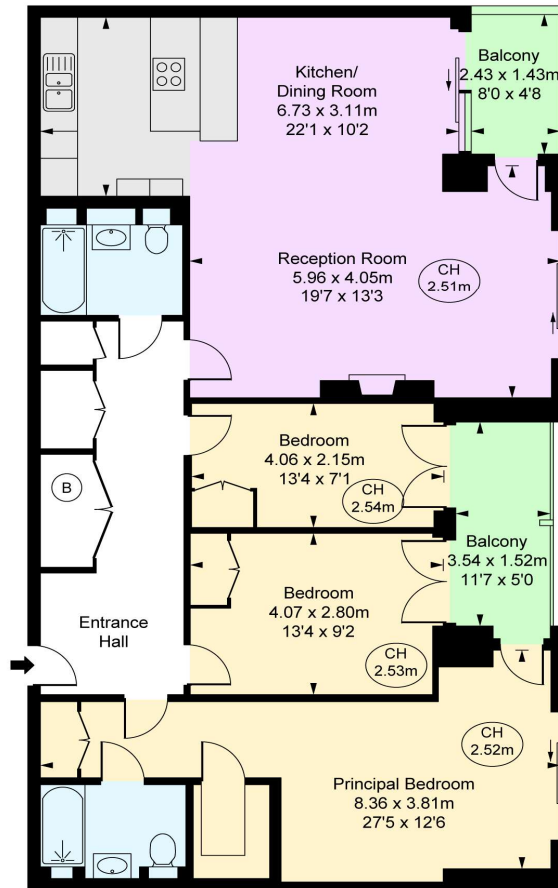
020 3040 8201

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Horseferry Road SW1P  
 Approximate Gross Internal Area  
 111.31 sq m / 1,198 sq ft



( CH = Ceiling Heights )



Fourth Floor

This plan is not to scale. It is for guidance and not for valuation purposes.  
 All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.  
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