



Westminster Palace Gardens
Artillery Row, SW1P

CHESTERTONS





A stunning, immaculately presented, laterally spacious and very light seventh floor apartment situated in a highly desirable mansion block in the heart of Westminster. This super property comprises a good sized principle bedroom with en-suite bathroom and fitted wardrobes, a second double bedroom also benefitting from fitted wardrobes and a third bedroom ideal for guests and an office space. The property further comprises a spacious Reception / dining room benefiting from an abundance of natural light and a separate well equipped modern eat in kitchen and a family bathroom.

Further benefits include wooden flooring, concierge / porter, lift access, Share of Freehold and is offered with no onward chain.

Westminster Palace Gardens is conveniently located for the shops, cafes and restaurants of Westminster and St James's Park as well as several of London's most famous landmarks. The transport links can be found at St James's Park (Circle and District line) and Westminster (Jubilee, Circle and District line).

- Immaculately presented Seventh Floor Apartment
- Three Bedrooms and Two Bathrooms
- A Very Light and Spacious Reception Dining Room
- Separate Modern Kitchen
- Lift Access & Porter
- Share of Freehold

Asking Price £900,000

Energy Efficiency Rating		Current	Potential
92-100	A		
81-91	B		
69-80	C		79
55-68	D	55	
39-54	E		
21-38	F		
1-20	G		

Not energy efficient - higher running costs

EU Directive 2002/91/EC

Tenure: Share of Freehold (Lease expires 19th December 3011)

Service Charge: £10,000 p.a. (Approximately)

Ground Rent: £0

Local Authority: City of Westminster

Council Tax Band: F

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Approximate gross internal area

91.00 sq m / 979 sq ft

Key :
CH - Ceiling Height



Seventh Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact.
All measurements and areas are approximate only

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