



Cavendish House  
31 Monck Street, SW1P









A Modern, very well-presented lateral apartment with three spacious double bedrooms situated in Westminster. This luxury apartment boasts a good-sized living area with a well-equipped separate kitchen. The flat also accommodates a private balcony and has air conditioning throughout. Residents of Cavendish House benefit from a 24-hour concierge service. Located in the heart of London, residents are in close proximity to some of London's most iconic landmarks and buildings.

Monck Street is excellently located for a variety of transport links including Westminster (Jubilee, Circle and District Underground), Victoria (Victoria, Circle and District Underground, Mainline station) as well as the green open spaces of both St James's and Green Park.

- Three spacious Double Bedrooms with Air Conditioning
- 24 Hour Concierge with Lift Access
- Private Balcony access via the living room
- Allocated parking space
- Prime Westminster Location
- No Chain

Offers in Excess of £1,200,000

Energy Efficiency Rating		Current	Potential
100-90	A		
89-81	B		
80-65	C	77	80
55-48	D		
44-38	E		
35-28	F		
1-25	G		

Not energy efficient - higher running costs

England, Scotland & Wales EU Directive 2002/91/EC

**Tenure:** Leasehold - 999 years from 1 January 2003

**Service Charge:** £11,000 (Approximately) Per annum

**Ground Rent:** £450 Per annum

**Local Authority:** City of Westminster

**Council Tax Band:** G

*Chestertons Westminster & Pimlico Sales*

105 Wilton Road

London

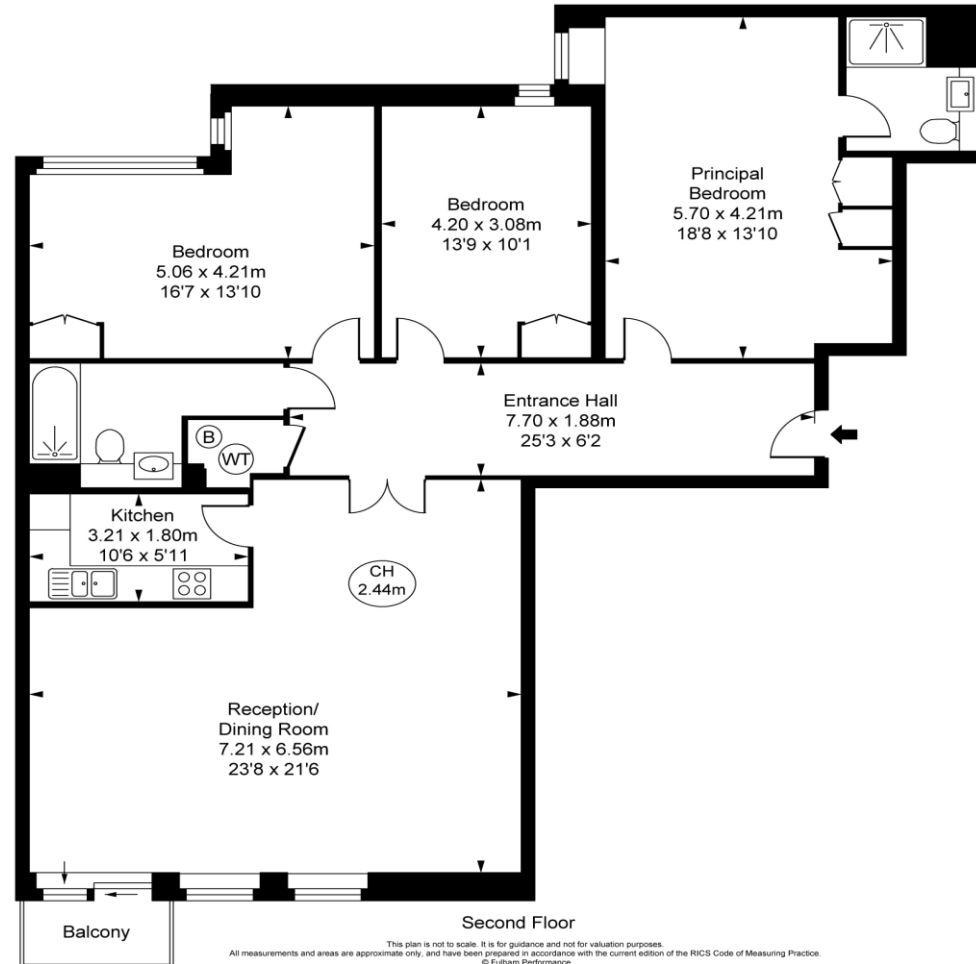
SW1V 1DZ

westminster@chestertons.co.uk

020 3040 8201

chestertons.co.uk

Cavendish House,  
Monck Street, SW1P  
Approximate Gross Internal Area  
128.97 sq m / 1,388 sq ft  
( CH = Ceiling Heights )



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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