



Rosamond House
4 Elizabeth Court, SW1P





A Modern, very well presented two double bedroom apartment finished to an excellent standard situated in the prestigious Westminster Quarter development. This luxury apartment boasts a good sized living area with an open-plan modern well equipped kitchen and a very generous private patio garden. Residents of Westminster Quarter benefit from excellent facilities, with a 24 hour concierge service, exclusive private resident's gym and access to a landscaped roof terrace with fabulous views of Westminster. 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.

- Modern 2 Bedroom 2 Bathroom flat
- Winter Garden Balcony
- Roof Garden with Spectacular Views of London's Iconic Landmarks
- Benefits include: 24 Hour Concierge, Comfort Cooling, Residents Gym
- No Onward Chain
- Located in Prime Westminster

Asking Price £1,200,000

Energy Efficiency Rating		
	Current	Potential
92-100 A		
81-91 B	88	88
69-80 C		
55-68 D		
49-54 E		
41-48 F		
35-39 G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

Tenure: 999 years commencing on 20 November 2015

Service Charge: £8779 Per Annum

Ground Rent: £750 Per Annum

Local Authority: City of Westminster

Council Tax Band: F

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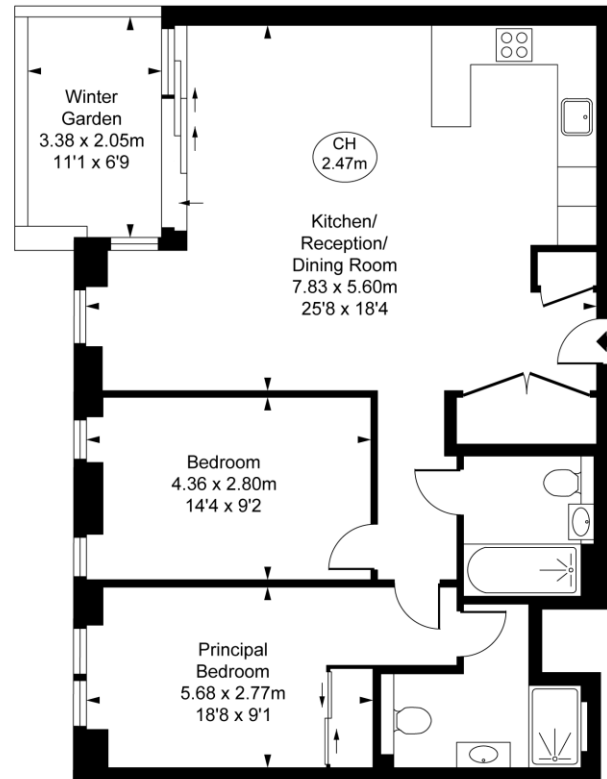
020 3040 8201

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Approximate Gross Internal Area
81.39 sq m / 876 sq ft
(Excluding Winter Garden)

(CH = Ceiling Heights)



Second 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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