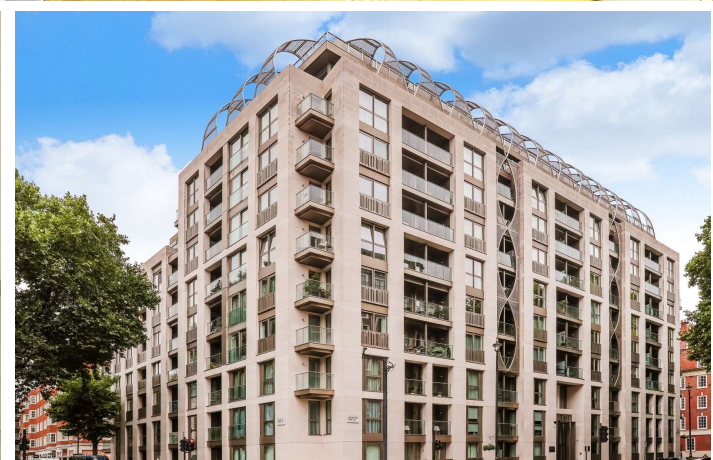
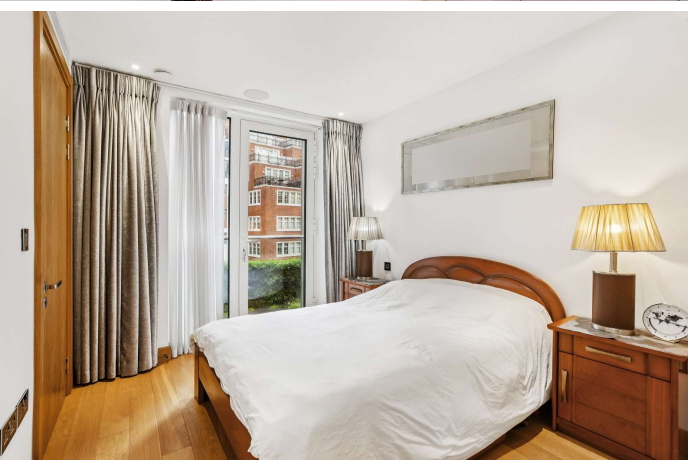


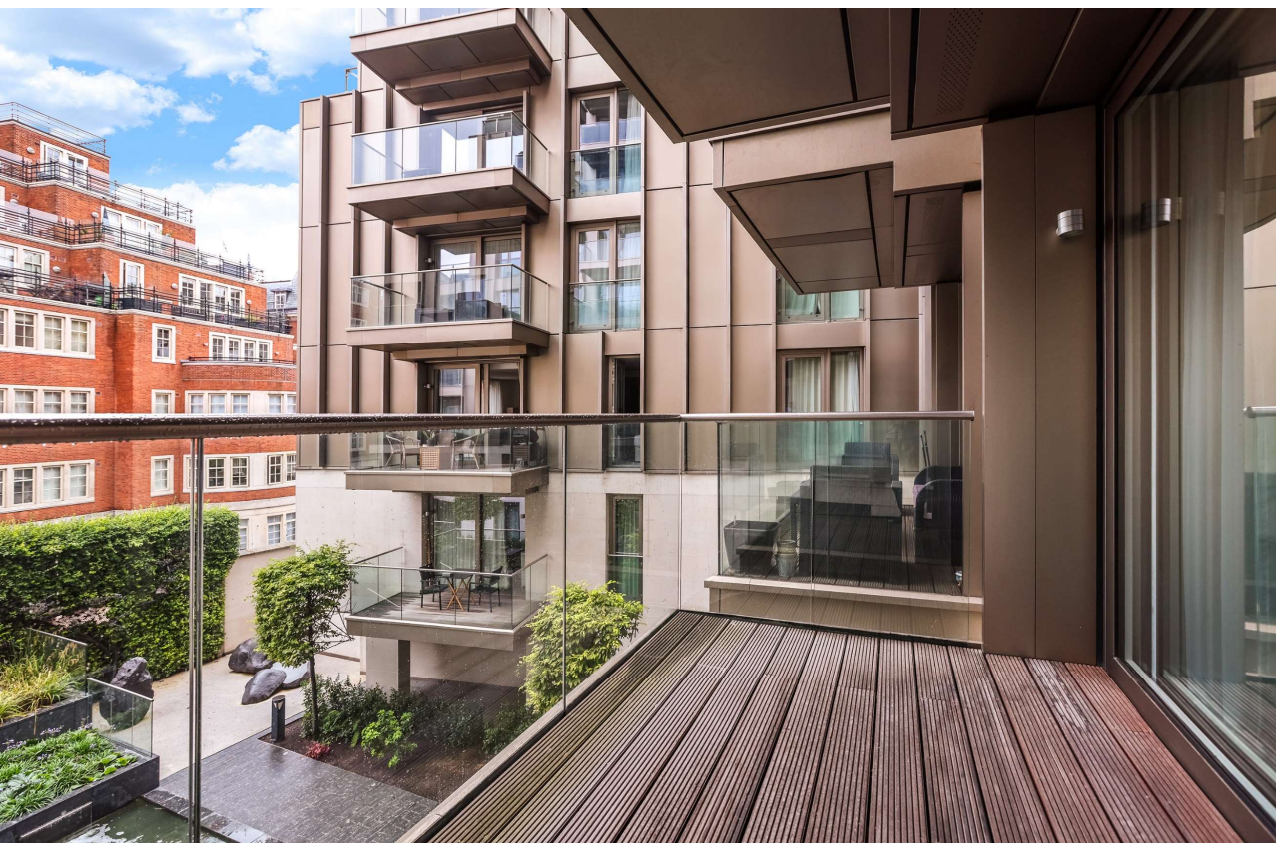


Horseferry Road
London, SW1P

Asking Price £1,350,000

CHESTERTONS





A fantastic two-bedroom apartment located in the heart of Westminster and only moments from the River Thames, Houses of Parliament and Buckingham Palace. This bright and spacious apartment further comprises an open plan reception room, fitted wardrobes to all bedrooms, two luxury bathrooms (1 en-suite) and a large balcony with views towards the Houses of Parliament. 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.

- Prime Westminster Location: Near River Thames, Houses of Parliament, Buckingham Palace
- Spacious: Two double bedrooms, open plan reception, large balcony with views
- Luxury Amenities: Two bathrooms (en-suite), fitted wardrobes, underfloor heating, air-cooling, superfast broadband, fitness suite
- Building Facilities: Lift, 24-hour concierge, courtyard garden, secure parking
- Convenient: Close to St James' Park, Westminster, Victoria stations
- Vibrant: Surrounded by shops, cafes, bars, restaurants

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold 999 years from 25 March 2014

Service Charge: £8,283 p.a.

Ground Rent: £1,000 p.a.

Local Authority: City of Westminster

Council Tax Band: F

Chestertons Westminster & Pimlico Sales

105 Wilton Road

London

SW1V 1DZ

westminster@chestertons.co.uk

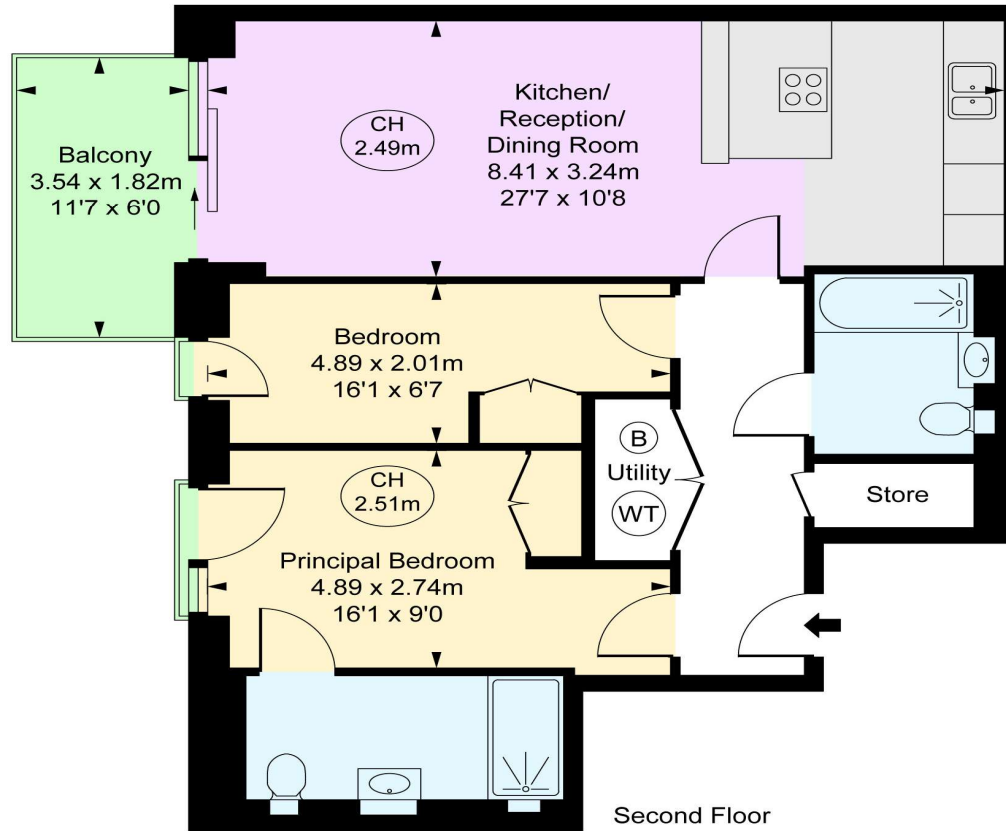
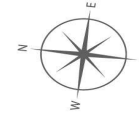
020 3040 8201

chestertons.co.uk

The Courthouse,
Horseferry Road, SW1P

Approximate Gross Internal Area
70.78 sq m / 762 sq ft

(CH = Ceiling Heights)



This plan is not to a given scale. A detailed layout plan to scale for valuation is available on request. All measurements and areas are within 1% tolerance and have been prepared in accordance with industry standards as defined in theRICS Code of Measuring Practice
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