



Christchurch House
Caxton Street, SW1H

Asking Price £700,000

CHESTERTONS





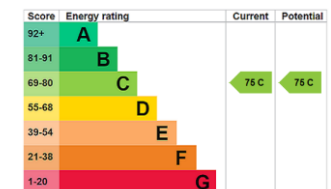
This exceptionally bright and appealing two-double-bedroom flat is situated in the heart of Westminster.

The property opens into a hallway that provides useful storage space and includes a guest cloakroom. The focal point of the flat is the spacious, open-plan kitchen and reception room, which is located at the front. This area is designed to comfortably accommodate both a seating area and a dining table. Significantly, the room features four large windows, ensuring it is flooded with natural light.

The accommodation further comprises the principal double bedroom which is generously sized, benefits from a dual aspect with windows on two sides, and includes built-in storage. The second double bedroom is adjacent and also offers built-in storage. A family bathroom completes the accommodation.

Caxton Street allows for easy access to superb transport links including St James's Park and Westminster underground station. Residents will enjoy the ease of access to iconic landmarks, including The Houses of Parliament, Buckingham Palace, St James's park and Green park.

- Exceptional Two-Bedroom Flat located in the prestigious heart of Westminster
- Bright, Open-Plan Reception and kitchen, ideal for entertaining and dining
- Flooded with Natural Light due to four large windows in the main living space
- Two Generous Double Bedrooms, both featuring practical built-in storage
- Excellent Transport Links close to St James's Park and Westminster tube stations
- Moments from Iconic Landmarks including Buckingham Palace and the Houses of Parliament



Tenure: Leasehold (172 years from 2nd September 2004)

Service Charge: £12,128 p.a. Approximately (includes hot water, heating and water rates)

Ground Rent: £112 p.a.

Local Authority: Westminster

Council Tax Band: G

Chestertons Westminster & Pimlico Sales

105 Wilton Road

London

SW1V 1DZ

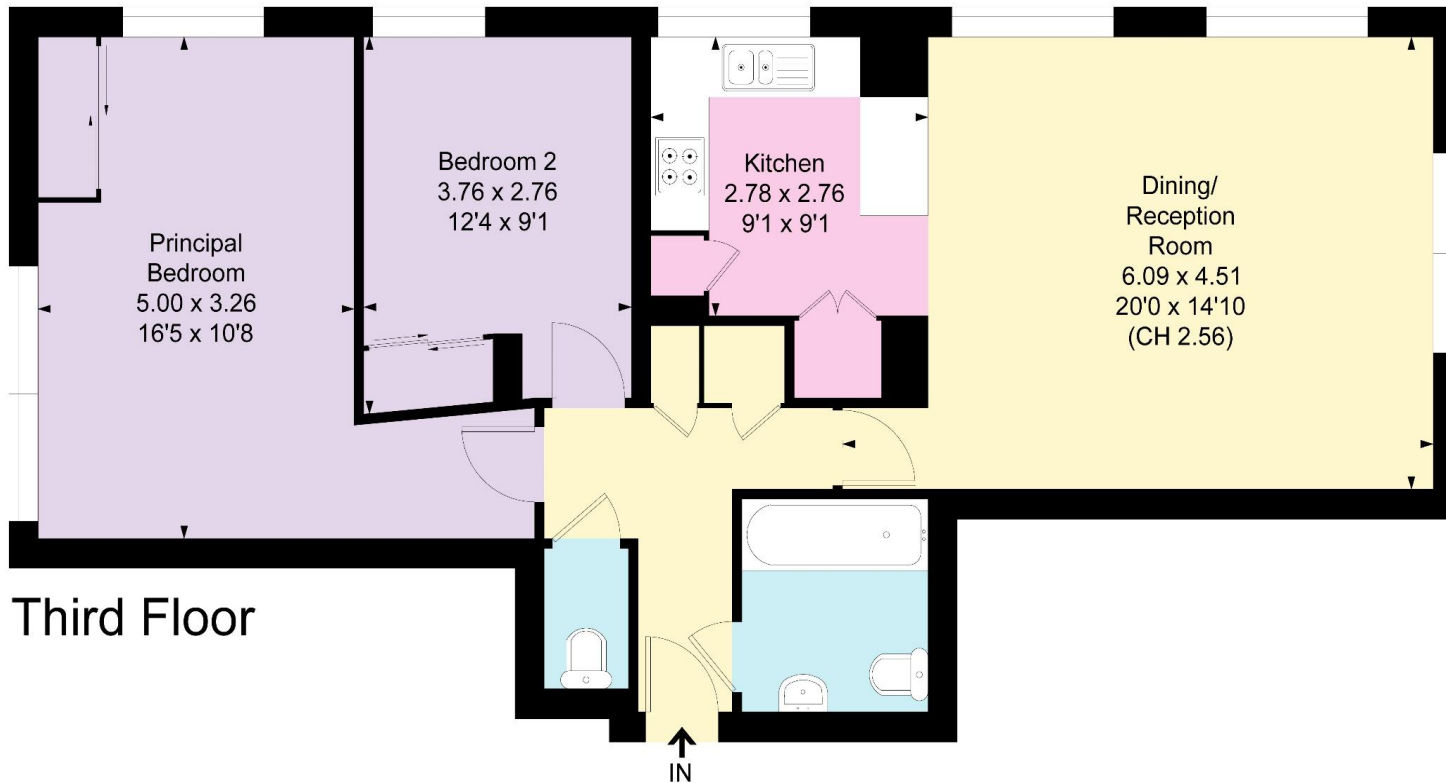
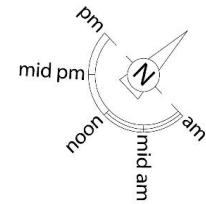
westminster@chestertons.co.uk

020 3040 8201

chestertons.co.uk

Christchurch House, SW1H

Approximate Floor Area = 76.02sq m / 818 sq ft



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

Chesterton UK Services Limited trading as Chestertons for themselves and for the vendor of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Chestertons or the vendor, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement or representation of fact, (iv) any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Chestertons or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property. Wide angle lenses may be used. ©Copyright Chestertons | Chesterton UK Services Limited | Registered Office 40 Connaught Street, Hyde Park, London W2 2AB Registered Company Number 05334580.



This paper is
100% recyclable