



Monck Street, Westminster  
London SW1P

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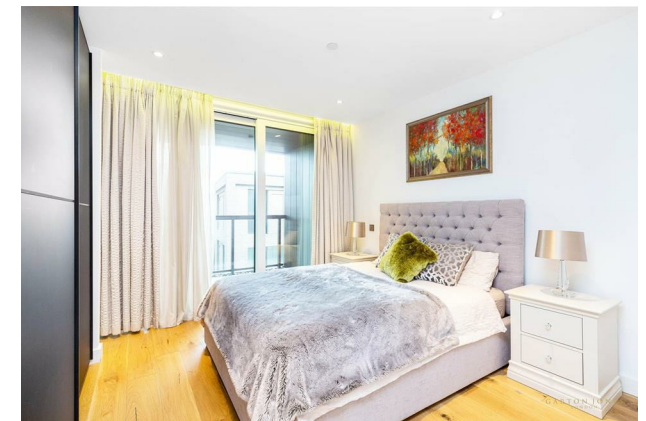
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## £1,650,000 Leasehold

We are pleased to offer this spacious and bright 3 double bedroom apartment available for sale in sought after development. The accommodation comprises of an open plan reception room with full width floor to ceiling windows accessing a balcony, there is a smart kitchen with Siemens integrated appliances, three good size double bedrooms with the two benefitting from en-suites and a further luxury guest bathroom suite. Further features include comfort cooling, a utility cupboard and also sold including all furniture and fittings. Residents will benefit from a 24 hour concierge service, fully equipped gym and access to a roof garden with spectacular views of the London skyline. Monck Street is extremely convenient for access to many of the renowned local landmarks which include the Houses of Parliament, Westminster Abbey, Tate Britain Gallery and the River Thames. There are an abundance of amenities and restaurants close by such as Osteria dell'Angolo, The Cinnamon Club, Visconti of Westminster (Italian Fine Dining & Cocktail Bar), the Ivy Bar and Grill and Yaatra based in the Old Westminster Fire Station. You are just a short walk away from the Chelsea College of Arts and St Johns Smith Square Concert Halls offering a variety of classical musical performances. The local transport links of Victoria Station is nearby providing mainline UK services including the Gatwick Express as well as the underground services of Victoria, Pimlico, St James Park and Westminster.

EPC Rating B (90)  
Council Tax Band G (London Borough of Westminster)  
Long Leasehold: 985 Years Remaining  
Service Charge: £13,416.97 Per Annum  
Ground Rent: £1,000 Per Annum

- Well Presented 3 Bedroom Apartment
- 1248 Square Feet (116 Sq.M)
- 4th Floor (Lift)
- Reception Room With Access to a Private Winter Garden Balcony
- Modern Open Plan Integrated Kitchen
- 3 Luxury Bathrooms (2 En-Suites)
- 24 Hour Concierge & Secure Underground Parking Available (Permit £330 Per Annum)
- Sold With Vacant Possession
- Residents Gym & Roof Garden with Spectacular Views
- Moments from Local Amenities Including Shops & Restaurants

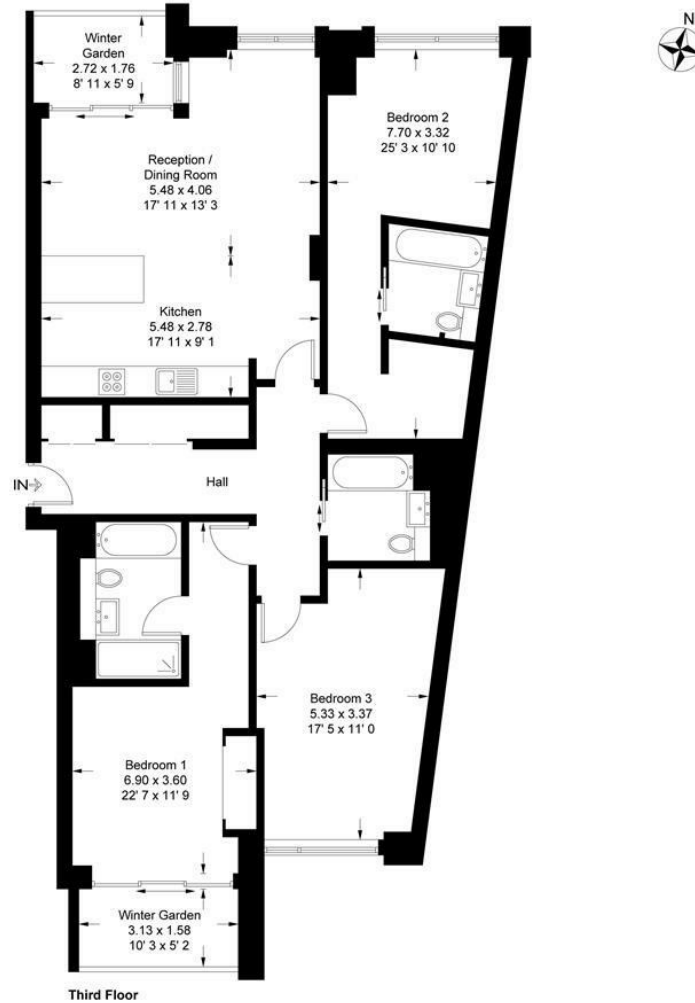


EPC certificate available on request.

**Rosamond House**

Approximate Gross Internal Area = 1248 sq ft / 116 sq m  
 Winter Garden = 100 sq ft / 9.3 sq m

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This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



