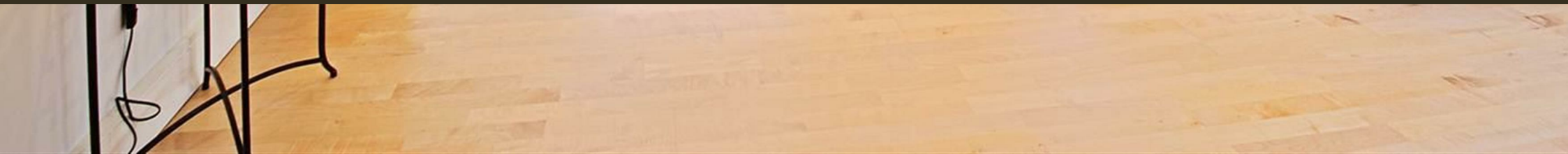




84 Horseferry Road, Westminster
London SW1P

GARTON JONES.COM



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£1,400,000 Leasehold

We are pleased to offer this superb apartment available for sale located on the 2nd floor (with lift) of this popular development located in the heart of Westminster. The property is extremely well proportioned measuring at 1419 Square Feet (131.82 Sq.M) and comprises of a reception room with access to a balcony, a separate modern integrated kitchen, there are 3 good size double bedrooms all with fitted wardrobes with the master bedroom benefitting from an en-suite shower room, a further modern guest shower room and a separate WC. As a resident of Cranbrook House you benefit from a 24 hour concierge service and a secure underground parking space. Horseferry Road is extremely convenient for access to the Houses of Parliament, Westminster Abbey and the Tate Britain Gallery. The local transport links of Victoria Station are nearby providing mainline UK services including the Gatwick Express as well as the underground services of Victoria, Pimlico, St James Park and Westminster. The area has an abundance of amenities and restaurants such as The Vincent Rooms, The Cinnamon Club, 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. Distinguished hotels like The Wellington, The Goring, St Ermins', The Westminster are all within very close proximity.

Leasehold Term: 999 Years From 01/01/2003 (978 Years Remaining)
Council Tax Band G (Local Authority City of Westminster)
Service Charge: Approx. £11,278 Per Annum
Ground rent: £450 Per Annum
EPC Rating B (81)

- Extremely Spacious 3 Bedroom Apartment
- 2nd Floor (Lift)
- 1419 Square Feet (131.82 Sq.M)
- Large Reception Room
- Separate Integrated Kitchen
- 2 Bathrooms (En-Suite) & Separate Guest WC
- Balcony & Sold With Vacant Possession
- 24 Hour Concierge & Secure Underground Parking
- Walking Distance to Westminster, St James's Park & Victoria Transport Links
- Close To Selection Amenities



EPC certificate available on request.



SECOND FLOOR

APPROX. GROSS INTERNAL AREA 1419 sq.ft / 131.82 sq.m

