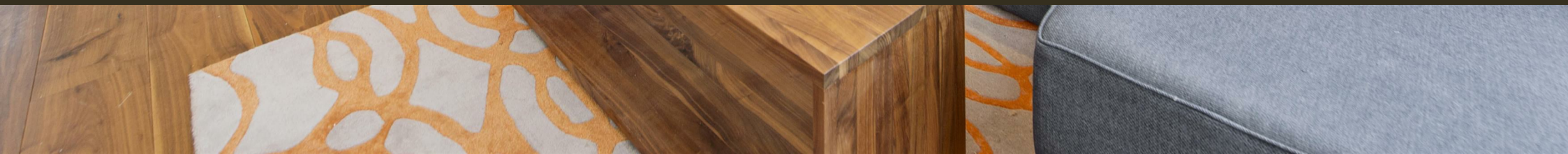




Monck Street, Westminster  
London SW1P

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## Offers In Excess Of £795,000 Share of Freehold

We are pleased to offer for sale this beautifully presented 2 double bedroom apartment located on the 6th floor (lift) of this popular modern development in the heart of Westminster. The apartment is offered with vacant possession and benefits from an open plan modern integrated kitchen, bright reception room, two double bedrooms with the master offering an en-suite. Additional features include wood flooring, secure entry system and an allocated underground parking space. Residents of Vestry Court have use of a 24 hour concierge service, access to quiet communal gardens and a leisure suite with gymnasium, heated swimming pool, Jacuzzi and sauna. Monck Street is located only moments from the River Thames and Houses of Parliament and transport links are excellent with St James's Park, Westminster and Victoria all within walking distance. The surrounding area also offers a variety of retail stores and abundance of amenities including a Tesco Local, a Little Waitrose, a Curzon Cinema and many new restaurants. Just a short walk away is the Chelsea College of Arts and St Johns Smith Square Concert Halls offering a variety of classical musical performances.

Council Tax Band G (London Borough of Westminster)  
Service Charges: £11,286 Per Annum (including sinking fund and communal heating and hot water)  
Ground Rent: Peppercorn  
Leasehold: 999 Years from 25 December 1989 (964 remaining) Plus share of Freehold  
EPC B (85)

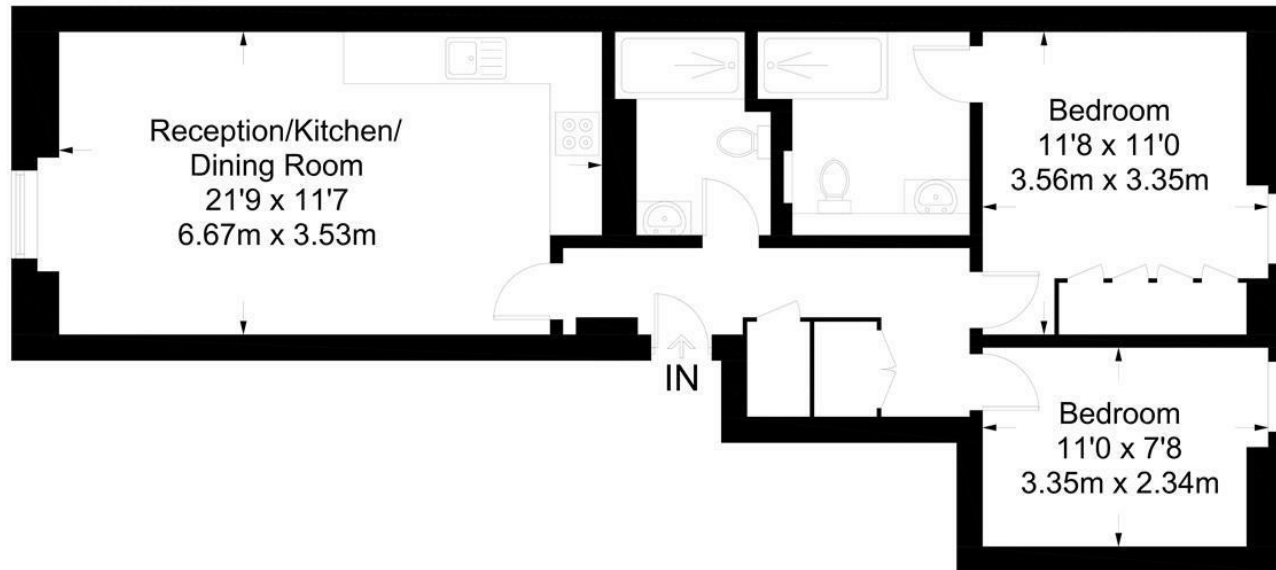
- 2 Bedroom Apartment
- 6th Floor (Lift)
- Reception Room
- Separate Integrated Kitchen
- 2 Bathrooms (1 En-Suite)
- Sold With Vacant Possession & Secure Parking Space
- 24 Hour Concierge
- Residents Leisure Suite With Gymnasium, Jacuzzi, Heated Swimming Pool & Sauna
- Close To Local Shopping Facilities
- St James' Park & Westminster Tube Stations Within Walking Distance



EPC certificate available on request.

## Vestry Court

Approximate Gross Internal Area = 673 sq ft / 62.5 sq m



Not to scale, for guidance only and must not be relied upon as a statement of fact.  
All measurements and areas are approximate only and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.

