



19 Page Street, Westminster  
London SW1P

GARTON JONES.COM



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## £1,250,000 Leasehold

We are pleased to offer this delightful bright and spacious 3 bedroom apartment located on the 3rd floor (with lift) of this popular development in the heart of Westminster. The property has been tastefully refurbished throughout and accommodation comprise of an open plan contemporary smart integrated kitchen, reception room with access to a large private balcony, a fantastic storage room which is currently configured as a wardrobe area but could easily be configured as a fantastic home office space. There are 3 very good size bedrooms with the master benefitting from a modern en-suite bathroom and a further guest bathroom. Additional benefits includes a secure underground parking space, a 24 hour concierge and a secure area for bicycles. The transport links of St James's Park, Westminster and Victoria which are all just a stones throw away and a selection of bus services to The City and The West End. A plethora of hotels, eateries and retail shops which include The Goring, St Ermins', St James Conrad, The Ivy Victoria, Timmy Green, Aster and Flight Club plus many more. Please note that there is currently no EWS1 certification in place.

Council Tax Band: F (London Borough of Westminster)  
Ground Rent: £600 Per Annum  
Annual Service Charges: £7611 Per Annum  
Long Leasehold: 999 years from 1st January 2004 (979 Years Remaining)  
EPC Rating: C (80)

- Stylish 3 Bedroom Apartment
- Lift (3rd Floor)
- 969 Square Feet
- Open Plan Reception Room
- Contemporary Integrated Kitchen
- 2 Bathrooms
- Balcony
- Secure Underground Parking Space
- Close to the Houses of Parliament, Tate Britain & The River Thames
- St James' Park, Victoria & Westminster Tube Links Within Walking Distance



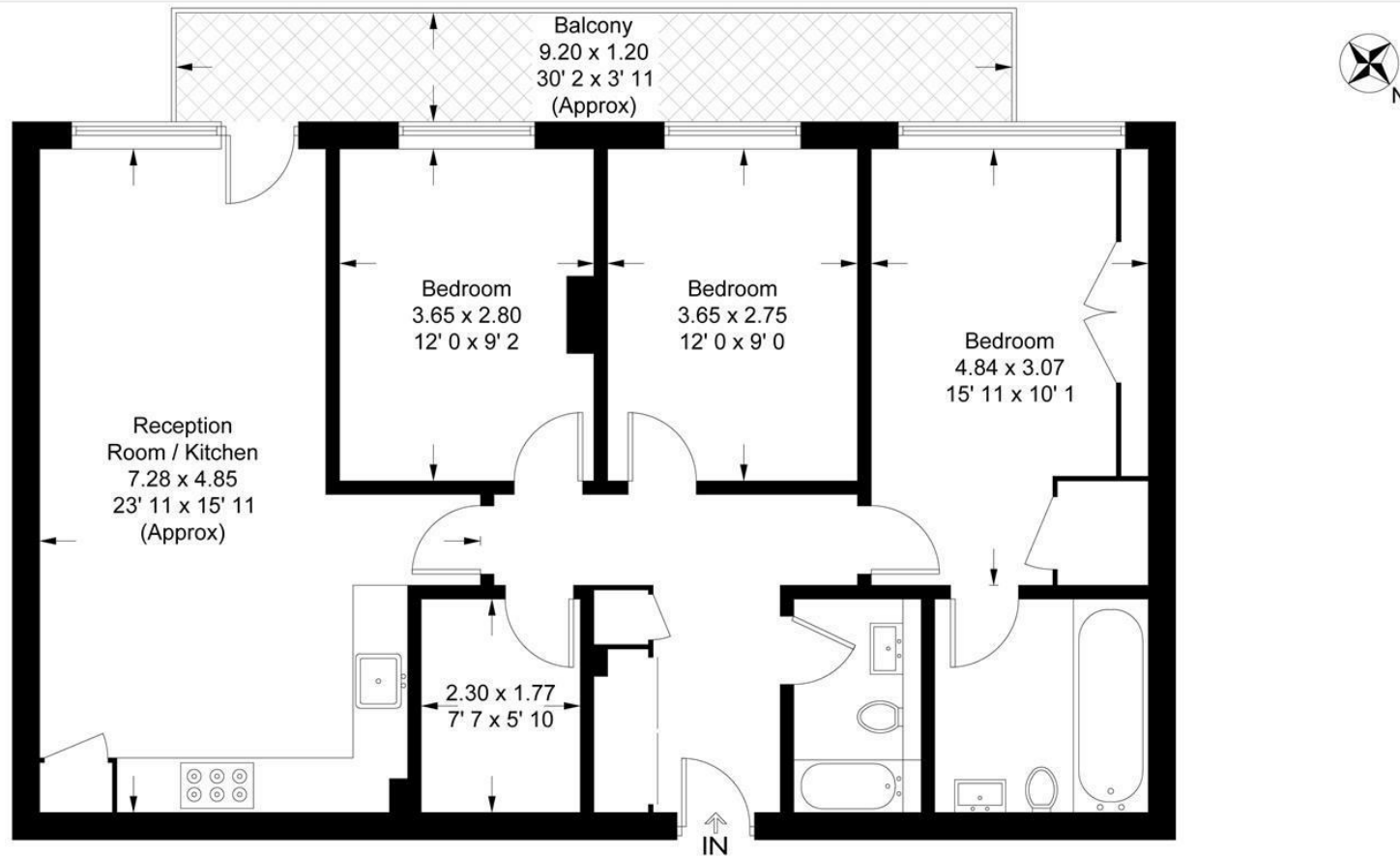
EPC certificate available on request.

## Neville House

Approximate Gross Internal Area = 969 sq ft / 90 sq m

Balcony = 118 sq ft / 11 sq m

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Third Floor

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.





