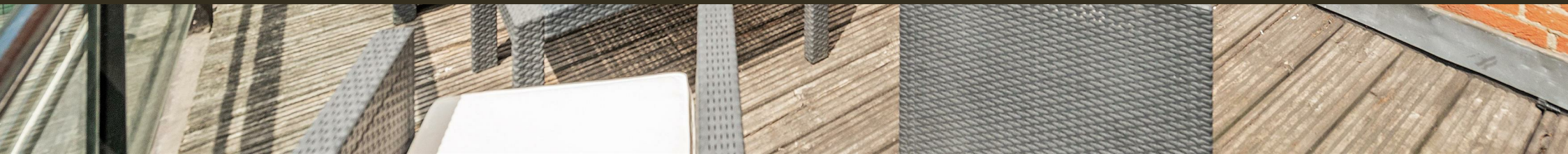




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## £850,000 Leasehold

We are delighted to offer this rare opportunity to purchase an apartment with a generous terrace located on the 4th floor (with lift) of this popular development in the heart of Westminster. The accommodation measures at 701 Square Feet (65 Sq. M) and comprises of a reception room with access to a large terrace, a smart integrated kitchen, 2 bedrooms both with fitted wardrobes and the master benefitting from an en-suite and further guest bathroom. As a resident of Romney House you will also have the use of a 24 hour concierge, a well-equipped gymnasium and a secure underground parking space. The development 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. 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. The area has an abundance of amenities such as Sainsbury's, Waitrose, Marks & Spencer's and a Curzon Cinema plus following on from the extensive regeneration of Victoria Street, a selection of many new restaurants to compliment existing ones such as The Vincent Rooms, The Cinnamon Club and many more. Garton Jones are based on site so are readily available for viewings.

Service Charges: £7172 Per Annum - including sinking fund contribution  
Ground Rent: £350 Per Annum  
Long Leasehold 999 years from 1 January 2004 (979 Years Remaining)  
Council Tax Band F (London Borough of Westminster)  
EPC Rating: C (79)

- Stylish 2 Bedroom Apartment With Superb Terrace
- 701 Square Feet (65 Sq. M) Plus Generous Terrace
- 4th Floor (Lift)
- Reception Room
- 24 Hour Concierge
- Secure Underground Parking Space
- Vacant Possession
- \*\* EWS1 Available \*\*
- Resident's Gym
- Walking Distance to Victoria, Pimlico, St James Park and Westminster



EPC certificate available on request.

### Romney House

Approximate Gross Internal Area = 701 sq ft / 65 sq m

