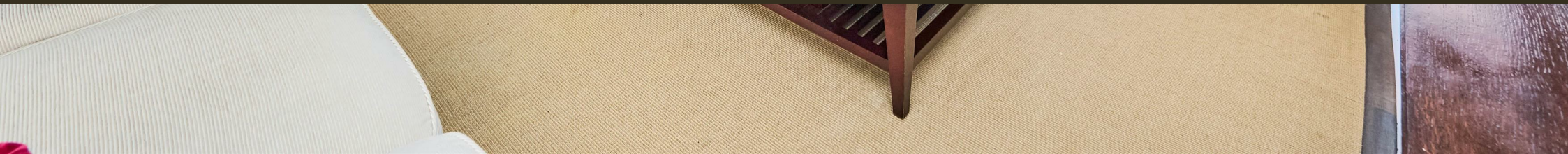




8 Dean Ryle Street, Westminster  
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## £2,500,000 Leasehold - Share of Freehold

We are pleased to offer this off market opportunity for this beautifully presented penthouse apartment available for sale in this highly sought after development in the heart of Westminster.

This duplex penthouse is split over 2 floors on the 9th and 10th floor and is sold with vacant possession. Upon entering the property the living space offers an impressive dual aspect reception and dining space with views onto the superb St Johns Gardens, there is a separate modern integrated kitchen, utility cupboard and further guest WC. There is an elegant staircase that leads you down to the master bedroom suite with ample fitted storage and a generous en-suite bathroom, there are two further double bedrooms both fitted storage and an additional en-suite bathroom. Air conditioning throughout which is not standard at Westminster Green, also includes underfloor heating.

Further benefits include a secure underground parking spaces and bicycle storage area. Residents of Westminster Green benefit from a 24 hour concierge, lavish lobby area, business suite and a gymnasium. You will be within walking distance to the amenities of Horseferry Road and Victoria Street which include many shops, a Curzon Cinema and a host of new restaurants.

The development is also located next door to the international headquarters of Burberry and the Westminster Hotel. The transport links of St James's Park, Westminster and Victoria are all within walking distance. Dean Ryle Street is convenient for access to many of the renowned local landmarks which include the Houses of Parliament, the River Thames and Westminster Abbey.

Service Charges: £10,300 Per Annum  
Long Leasehold: 982 Years Remaining with Share of Freehold  
Ground Rent Peppercorn  
Council Tax Band H (London Borough of Westminster)  
EPC Rating: D (64)

- Stunning 3 Bedroom Penthouse
- Duplex (10th & 9th Floor- with Lift)
- 1597 Square Feet (148.4 Sq. M)
- Reception Room
- Separate Modern Integrated Kitchen
- 3 Bathrooms (2 En-Suite) Separate WC
- Private Balcony
- 1 Secure Underground Parking Space
- 24 Hour Concierge, Residents Meeting Rooms & Gymnasium
- Walking Distance to St James` Park & Westminster Tube Links



EPC certificate available on request.

## Westminster Green

Approximate Gross Internal Area = 1593 sq ft / 148 sq m

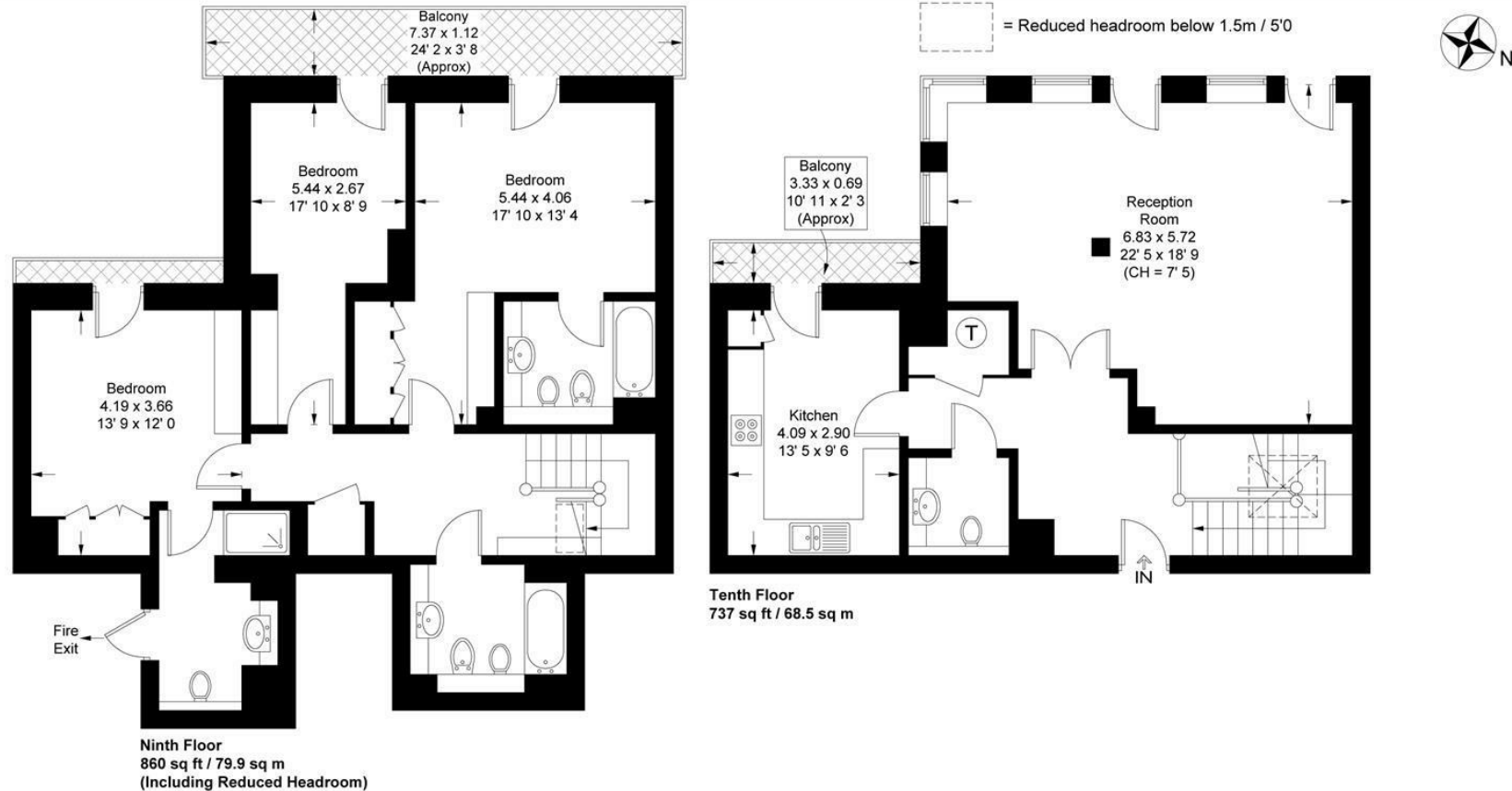
(Excluding Reduced Headroom)

Reduced Headroom = 4 sq ft / 0.4 sq m

Total = 1597 sq ft / 148.4 sq m

Balcony = 127 sq ft / 11.8 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.



