



8 Dean Ryle Street, Westminster  
London SW1P

GARTON JONES.COM





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## £745,000 Leasehold - Share of Freehold

We are delighted to offer this bright and spacious 1 bedroom apartment located in this popular development close to the banks of the River Thames. The property is located on the 6th floor with lift access and the accommodation offers superb high ceilings throughout and comprises of a separate kitchen with integrated appliances, reception room with floor to ceiling windows providing access to a private balcony, well-proportioned double bedroom with built-in wardrobe, a modern bathroom and ample storage throughout. Residents of Westminster Green benefit from a 24 hour concierge, lavish lobby area, business suite and a gymnasium. Dean Ryle Street is just a short walk from the renowned local landmarks which include the Houses of Parliament, Westminster Abbey, Tate Britain Gallery and St Johns Smith Square Concert Halls offering a variety of classical musical performances. 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 in the immediate area and following on from the extensive regeneration of Victoria street a selection of many new restaurants to compliment existing. Distinguished hotels like The Wellington, The Goring, St Ermins' are all within very close proximity.

Share of Freehold with a running Lease Expiring on the 01/01/3003 (977 Years Remaining)  
Service Charges £4000 Per Annum  
Ground Rent is Peppercorn  
Council Tax Band E (London Borough of Westminster)  
EPC C (74)

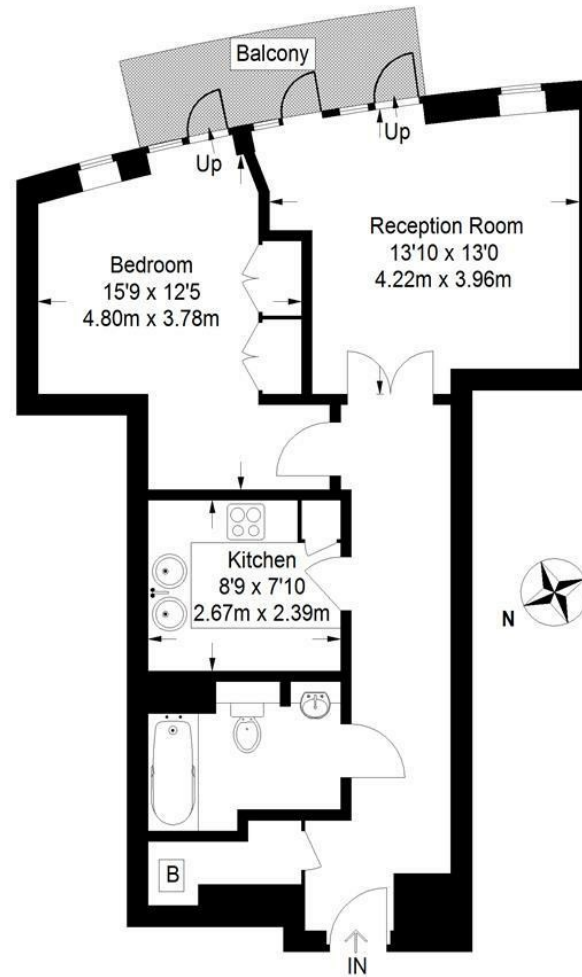
- 1 Bedroom Apartment
- 6th Floor With Lift
- 629 Square Feet (58.4 Sq.M)
- Reception Room
- Separate Modern Integrated Kitchen
- Modern Bathroom
- Balcony
- 24 Hour Concierge Service, Business Suite & Residents Gymnasium
- Moments from the River Thames & Houses of Parliament
- Within Walking Distance to St James' Park & Westminster Tube Links



EPC certificate available on request.

## Westminster Green

Approximate Gross Internal Area  
629 sq ft / 58.4 sq m



Sixth Floor

