



31 Monck Street, Westminster
London SW1P

GARTON JONES.COM

31 Monck Street, Westminster
London, SW1P

GARTON JONES.COM

49 Marsham Street Sales +44 (0) 20 7340 0480
London westminster@gartonjones.com
SW1P 3DP www.gartonjones.com

£1,575,000 Leasehold

We are delighted to offer this beautifully presented 3 bedroom apartment located on the 1st floor (with lift access) of this popular development in the heart of Westminster. The accommodation has been tastefully refurbished by the current owners and can be sold including all fixtures, fittings and furniture. The living space is very well proportioned and comprises of a large reception room with an open plan contemporary kitchen with composite work tops and Miele integrated appliances. There are 3 double bedrooms with the master benefitting from an en-suite shower room, a further contemporary guest bathroom, ample fitted storage which include poliform wardrobes and a walk in dressing area. The property is sold with vacant possession and includes a secure underground parking space. Residents of Cavendish House will benefit from a 24 hour concierge service and secure entry phone access. Monck Street is extremely convenient for access to many of the renowned local landmarks which include the Houses of Parliament and Westminster Abbey. 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 and restaurants such as The Vincent Rooms, The Cinnamon Club, the Ivy Bar and Grill and Yaatra based in the Old Westminster Fire Station. You are just a short walk away from the Chelsea College of Arts and St Johns Smith Square Concert Halls offering a variety of classical musical performances.

Long Leasehold: 976 Years Remaining (Expires 3002)
Service Charge: £10,800 Per Annum (including sinking fund contribution)
Ground Rent: £450 Per Annum
EPC B (83)
Council Tax Band G (London Borough of Westminster)

- Stunning 3 Bedroom Apartment
- 1st Floor (Lift)
- 1345 Square Feet (125 Sq.M)
- Generous Sized Reception Room
- Open Plan Contemporary Integrated Kitchen With Breakfast Bar
- 2 Modern Bathrooms (with En-Suite)
- Ample Storage and Fitted Walk In Wardrobe
- Comfort Cooling
- Secure Underground Parking
- Walking Distance to St James' Park, Victoria & Westminster Station



EPC certificate available on request.

Cavendish House

Approximate Gross Internal Area = 1345 sq ft / 125 sq m

GARTON JONES
LONDON



First 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.



