



10 Abbey Orchard Street, Westminster
London SW1P

GARTON JONES.COM



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

£650,000 Leasehold - Share of Freehold

We are pleased to offer this spacious one bedroom apartment available for sale in this small secure development close to Parliament Square. The accommodation offers generous proportions and measures at 695 Square Feet (64.6 Sq.M.). Internal living space comprises of a semi open plane modern integrated kitchen, reception room with access to a Juliette balcony, there is a good size bedroom with ample fitted wardrobes and a modern bathroom. Further benefits include secure gated entry system, daytime concierge, allocated parking space and an additional external storage cupboard. You will be within walking distance to the amenities of Victoria Street which include many shops, a Curzon Cinema and a host of new restaurants. The transport links of St James's Park, Westminster and Victoria are all within easy reach as well as the renowned local landmarks which include the Houses of Parliament, the River Thames and Westminster Abbey. The property is sold with vacant possession.

Service Charges: £4255 Per Annum
Share of Freehold
Council Tax Band F (London Borough of Westminster)
EPC Rating D (68)

EPC certificate available on request.

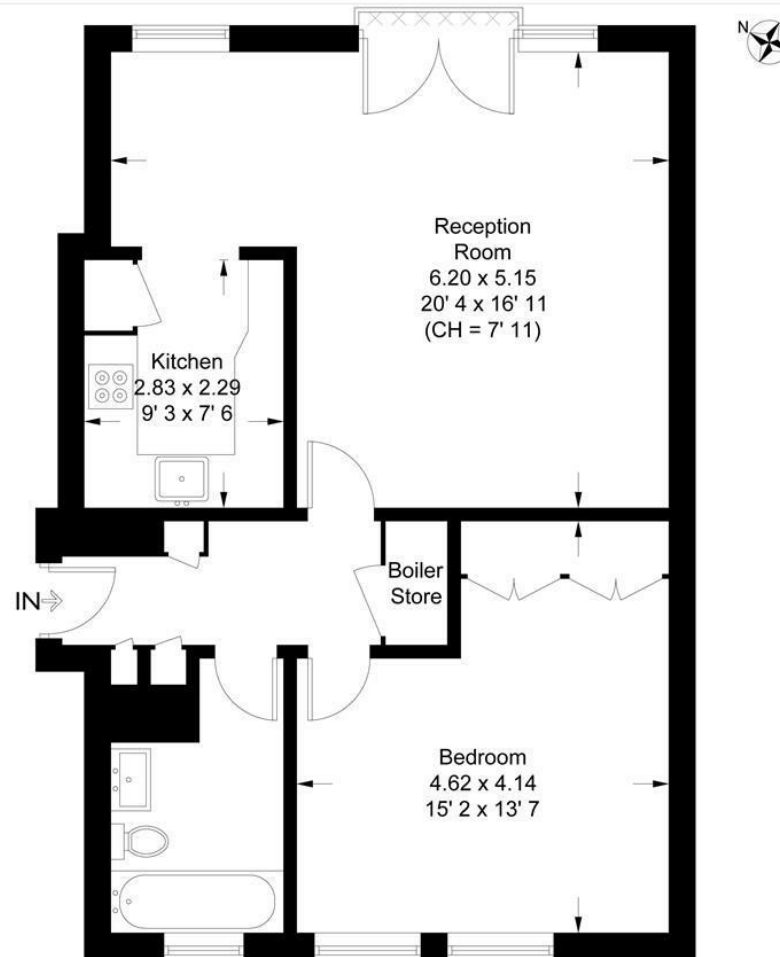
- 1 Bedroom Apartment
- 2nd Floor With Lift
- 695 Square Feet (64.6 Sq.M)
- Reception Room With Juliette Balcony
- Semi Open Plan Integrated Kitchen
- Modern Bathroom
- Secure Parking Space & Separate Storage Cupboard
- Day Time Concierge Service
- Moments from the River Thames & Houses of Parliament
- Within Walking Distance to St James` Park & Westminster Tube Links



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Approximate Gross Internal Area = 695 sq ft / 64.6 sq m
Balcony = 3 sq ft / 0.3 sq m

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Second 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.



