



Artillery Row, Westminster  
London SW1P

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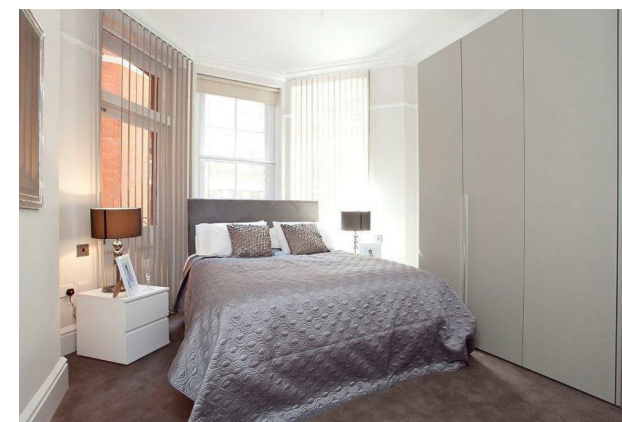
49 Marsham Street Lettings:  
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## £625 Per Week

A well-presented modern double bedroom apartment to rent, located in this sought after mansion block in Westminster, close to Buckingham Palace and the Houses of Parliament. This apartment benefits from a bright open plan reception room, a smart integrated kitchen, modern bathroom, fitted wardrobes to the bedroom and there is a large entrance hall that has ample space for a study/workspace area. Residents of Westminster Palace Gardens benefit from a daytime porter. Artillery Row located on the junction of Victoria Street, and the principle thoroughfare linking Parliament Square and Buckingham Palace Road. There is an abundance of local amenities including a variety of retail stores which include the Cardinal Place Shopping Centre. A Little Waitrose, Curzon Cinema and many restaurants such as The Ivy Victoria, Aster, M Victoria and many more. The transport links of St James's Park, Westminster and Victoria are all within walking distance.

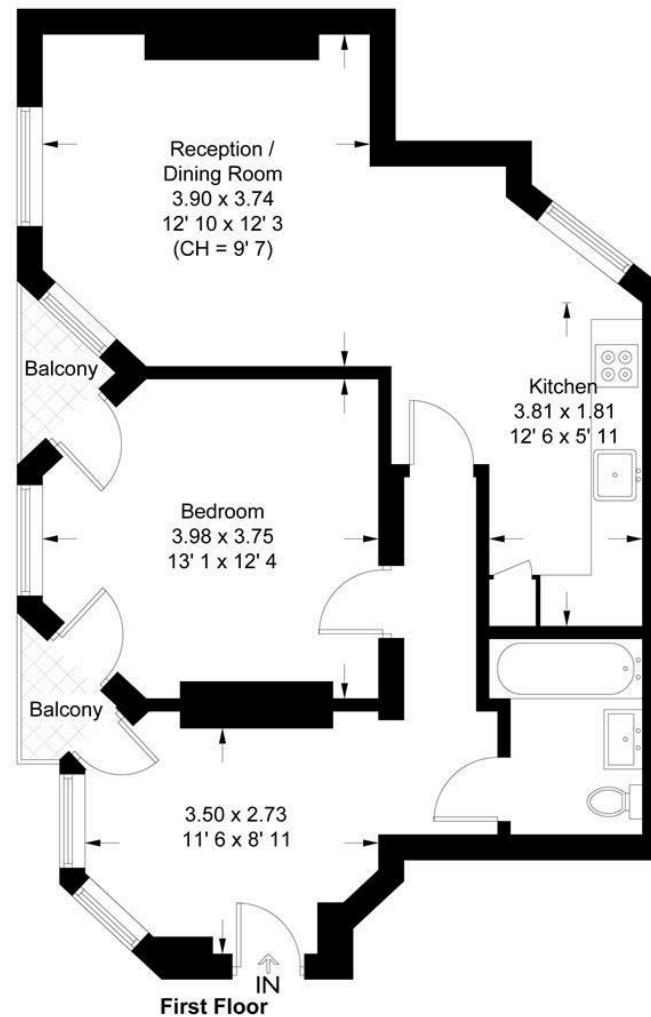
Deposit 5 Weeks  
Minimum Term 12 Months  
Council Tax Band E (London Borough of Westminster)  
EPC Rating C (77)

- One Bedroom Apartment
- 652 Sq.Ft (60.6 Sq.M)
- Open Plan Reception Room
- Large Entrance With Study Area
- Smart Integrated Kitchen
- Modern Bathroom
- Daytime Porter
- Furnished
- Close to Local Amenities Including Shops, Restaurants & Transport Links
- Walking Distance to St James's Park, Westminster and Victoria Station



# Westminster Palace Gardens

Approximate Gross Internal Area = 652 sq ft / 60.6 sq m



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.



