



Medway Street, Westminster  
London SW1P

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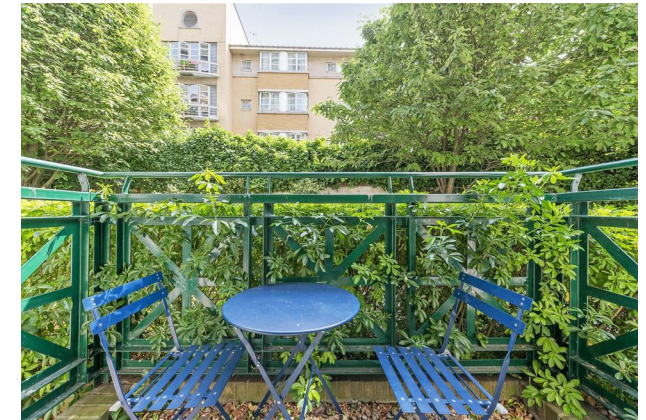
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SW1P 3DP www.gartonjones.com

## £495,000 Leasehold

We are pleased to offer this bright one bedroom apartment for sale of approx. 432sq.ft (40.1sq.m) located on the ground floor of this popular modern development in Westminster, located moments from the Houses of Parliament and River Thames. The accommodation comprises of a separate kitchen, a reception room with access to a private balcony overlooking pretty greenery, a good size double bedroom with fitted wardrobes and access to a further balcony. Residents of Ormond House benefit from a day time porterage service, secure entry phone system and there is a secure underground parking space. Medway 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 Cinnamon Club, the Ivy Bar and Grill and Yaatra based in the Old Westminster Fire Station. Just a short walk away is St Johns Smith Square Concert Halls offering a variety of classical musical performances.

Ground Rent: £250 Per Annum  
Service Charge: Approx. £5000 Per Annum (heating and hot water costs included and sinking fund)  
Leasehold: 93 Years Remaining (125 Years From 1993)  
Council Tax Band F (London Borough of Westminster)  
EPC Rating: C (79)

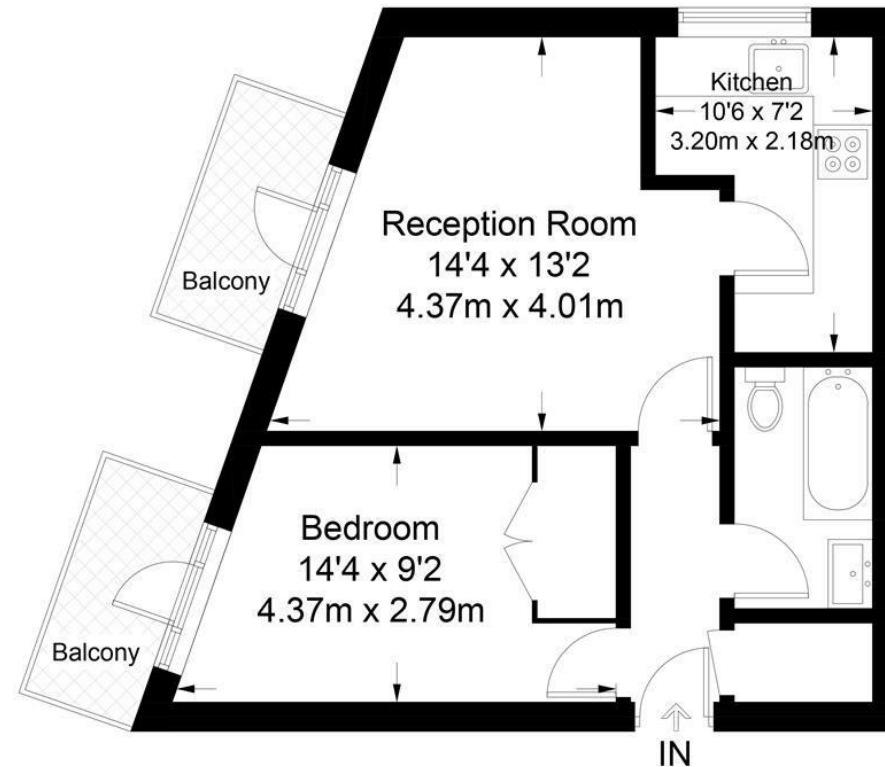
- 1 Bedroom Apartment
- 432 Square Feet (40. Sq.M)
- Bright Living Room
- Separate Integrated Kitchen
- Private Balcony
- Day Time Concierge
- Secure Underground Parking
- Close to Local Shops, Bars & Restaurants
- Walking Distance to St James's Park, Westminster & Victoria Transport Links



EPC certificate available on request.

# Ormond House

Approximate Gross Internal Area = 432 sq ft / 40.1 sq m



## Ground Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact.  
All measurements and areas are approximate only and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.

