



8 Dean Ryle 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

£1,400,000 Leasehold - Share of Freehold

We are pleased to offer this beautifully presented 3 bedroom apartment available for sale in this highly sought after development in the heart of Westminster. The property is offered with full vacant possession and includes a secure underground parking space. The living space comprises of reception /dining space, a separate modern integrated kitchen, a good size master bedroom with ample fitted storage and an en-suite bathroom. There are two further double bedrooms one with an ensuite bathroom and fitted storage and one with access to a wonderful private balcony. There is an additional large family bathroom. Residents of Westminster Green benefit from a 24 hour concierge, lavish lobby area, business suite and a gymnasium. You will be within walking distance to the amenities of Horseferry Road and Victoria Street which include many shops, a Curzon Cinema and a host of new restaurants. The development is also located next door to the international headquarters of Burberry and the Westminster Hotel. The transport links of St James's Park, Westminster and Victoria are all within walking distance. Dean Ryle Street is convenient for access to many of the renowned local landmarks which include the Houses of Parliament, the River Thames and Westminster Abbey.

Service Charges: £7844 Per Annum (including sinking fund contribution)

Long Leasehold: 982 Years Remaining with a Share of Freehold

Ground Rent: Peppercorn

Council Tax Band: G (London Borough of Westminster)

EPC Rating: C (74)

- Fantastic 3 Bedroom Apartment
- 8th Floor (with Lift)
- 1158 Square Feet (107.6 Sq.M)
- Reception Room
- Separate Modern Integrated Kitchen
- 2 En-Suite Bathrooms And One Additional Family Bathroom
- Private Balcony
- A Secure Underground Parking Space
- 24 Hour Concierge, Residents Meeting Rooms & Gymnasium
- Walking Distance to St James` Park & Westminster Tube Links



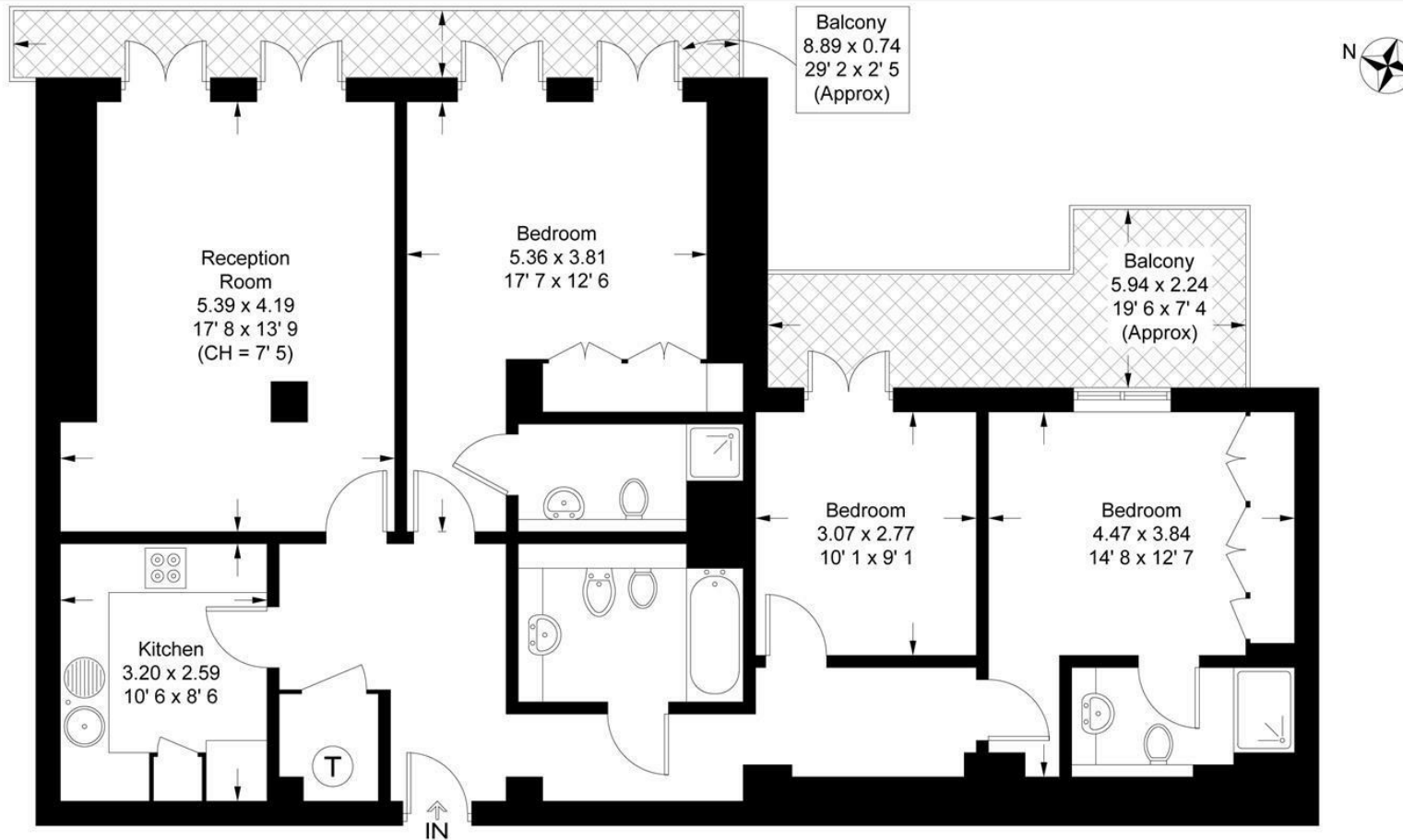
EPC certificate available on request.

Westminster Green

Approximate Gross Internal Area = 1158 sq ft / 107.6 sq m

Balcony = 181 sq ft / 16.8 sq m

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Eighth 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.



