



Page Street, Westminster  
London SW1P

GARTON JONES.COM



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## £575,000 Leasehold

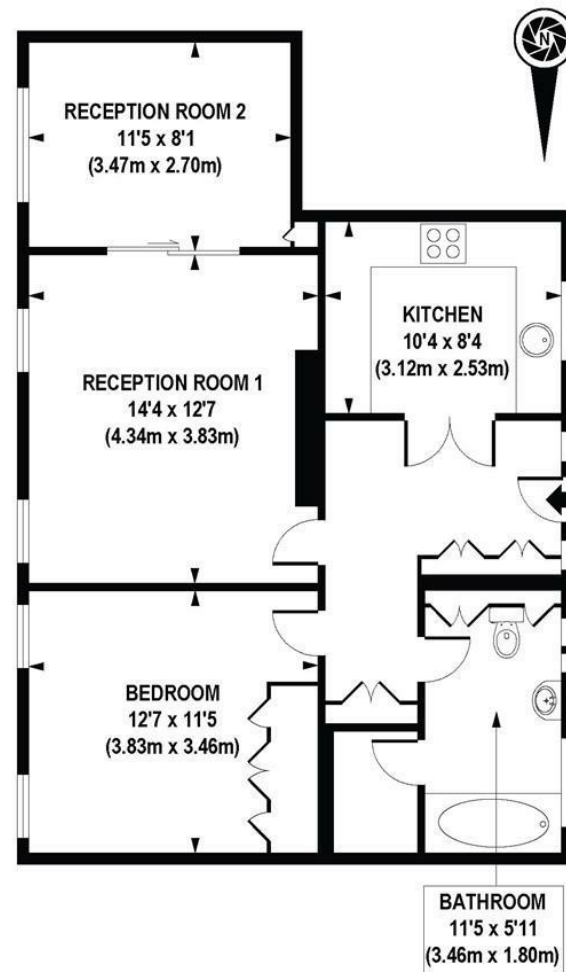
A bright and spacious apartment of approx. 721sq.ft (67sq.m) available for sale in the heart of Westminster. This immaculately presented property offers a dual aspect and an abundance of natural light throughout. The living space comprises of a reception room, second bedroom that is currently configured as a dining room which is ideal for entertaining or a superb workspace for hybrid working. There is a smart integrated kitchen, a well proportioned master double bedroom with fitted wardrobes and a very large contemporary bathroom with a separate shower and ample storage throughout. Tothill House is centrally located and is just a short distance away from Whitehall, The Houses of Parliament, Westminster Abbey and Buckingham Palace as well as the Tate Gallery and Chelsea College of Arts. The transport links of St James's Park, Westminster and Victoria which are all just a stone's throw away, as well as a selection of bus services to The City and The West End. In the surrounding area there is a choice from a variety of amenities and a selection of many restaurants and cafes. Garton Jones are located nearby to the development so are readily available for viewings. Virtual staging has been used for the dining room to show as a second bedroom.

Service Charges: £2706 Per Annum  
Ground Rent: Peppercorn-£10 Per Annum  
Leasehold: 125 years from 15 August 1988  
(87 Years Remaining)  
Council Tax Band D (London Borough of Westminster)  
EPC Rating: C (71)

- Fantastic 2 Bedroom Apartment
- 721sq.ft (67sq.m)
- 4th Floor (With Lift)
- Smart Integrated Kitchen
- Large Contemporary Bathroom with Separate Shower
- Sold With Vacant Possession
- Moments From Selection of Local Amenities
- Close to Restaurants & Transport Links



EPC certificate available on request.



FOURTH FLOOR

APPROXIMATE GROSS INTERNAL AREA 721 sq. ft / 67.01 sq. m

