

# LCP/PrivateOffice

est.1990

Cobbold Court, Elverton Street SW1P  
Asking Price £775,000 STC



## Description

A contemporary two bedroom apartment on the first floor of a modern purpose built block with private parking.

The property is presented in good order and comprises a bright open plan kitchen/reception room, two double bedrooms (both with fitted wardrobes) a shower room and a bathroom.

Cobbold Court is quietly situated off Horseferry Road, close to the Channel 4 building, St James' Park, Palace of Westminster and Buckingham Palace. Nearest transport links are Victoria, St James' Park and Pimlico Stations.

## Accommodation

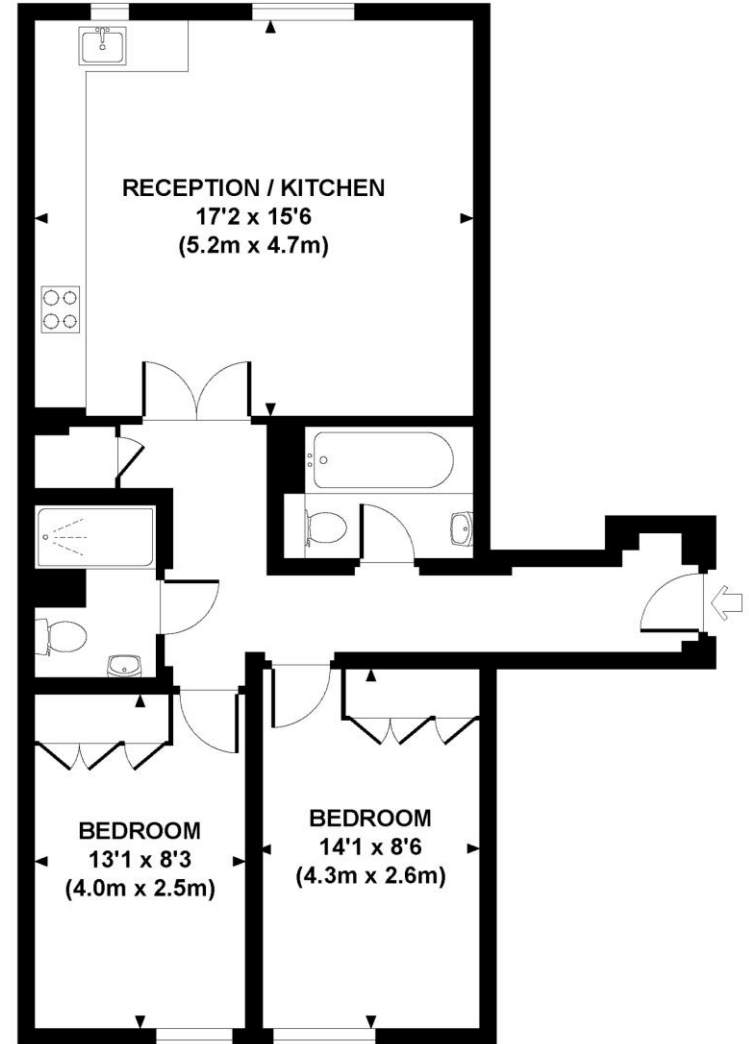
First Floor Apartment | Reception Room | Open Plan Kitchen | Two Double Bedrooms | Bathroom | Shower Room | Secure Private Parking | City of Westminster | 714 sq ft (66 sq m)

<b>Asking Price</b>	£775,000 STC
<b>Lease</b>	Approximately 160 years
<b>Service Charge</b>	£4,262 per annum
<b>Ground Rent</b>	Peppercorn
<b>Council Tax</b>	Westminster Band E

# COBBOLD COURT, ELVERTON STREET, SW1

Approx. gross internal area

714 Sq Ft. / 66.4 Sq M.



FIRST FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82   B	84   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice © 2014  
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