

# LCP/PrivateOffice

est.1990

Emery Hill Street, Westminster SW1P  
Asking Price £715,000 STC



## Description

A contemporary one bedroom apartment on the top floor (with lift) of a sought after red brick Victorian mansion block.

The property is presented in good order and comprises a bright reception room, separate kitchen, a bedroom with fitted wardrobes and a modern bathroom. The building further benefits from a lift.

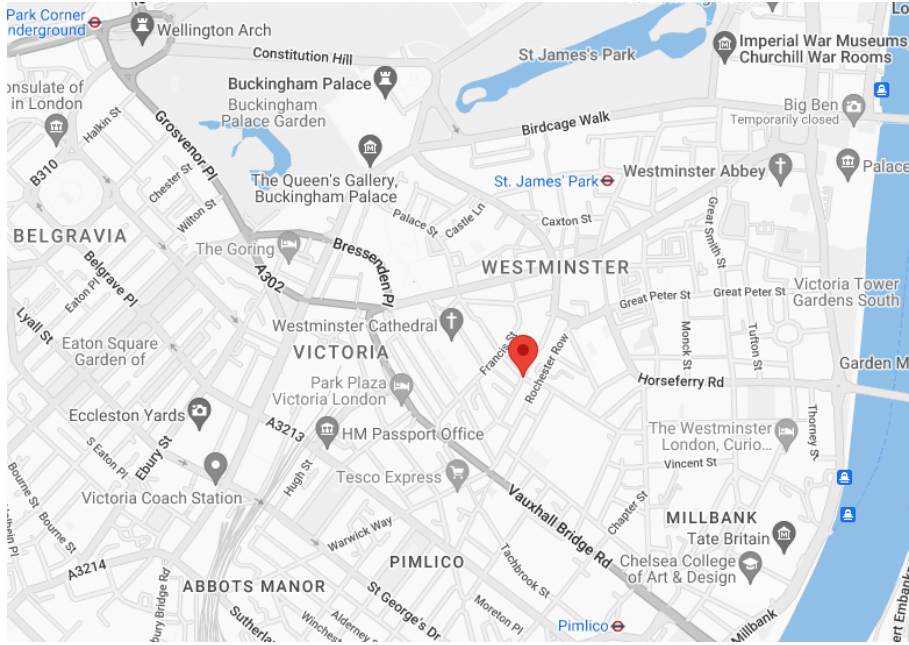
192 Emery Hill Street is quietly situated on the corner with Greencoat Place, close to Victoria Station, the Palace of Westminster and St James's Park.



## Accommodation

5<sup>th</sup> Floor Apartment | Reception Room | Separate Kitchen | Bedroom | Bathroom | Lift | City of Westminster | 513 sq ft (48 sq m)

<b>Asking Price</b>	£715,000 STC
<b>Lease</b>	Share of Freehold
<b>Service Charge</b>	£3,387 per annum
<b>Ground Rent</b>	Peppercorn
<b>Council Tax</b>	Westminster Band G

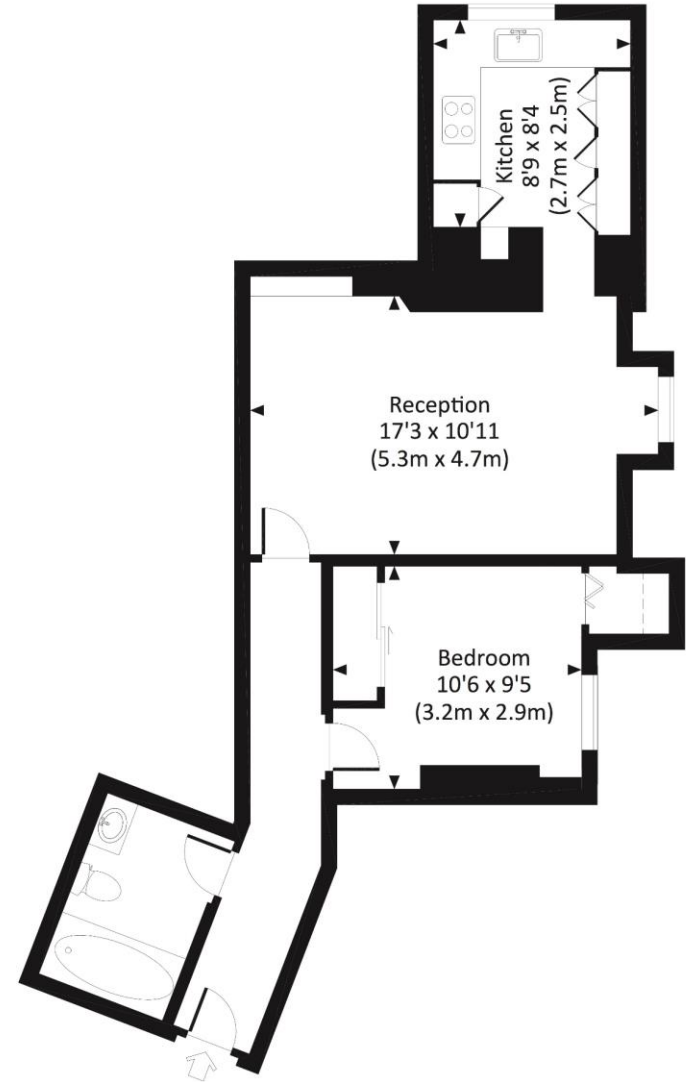


## EMERY HILL STREET, SW1P

Approx. gross internal area

513 Sq.Ft. / 47.7 Sq.M.

516 Sq.Ft. / 47.9 Sq.M. Inc. Restricted Height Area



### Energy Efficiency Rating

	Current	Potential
<b>Very energy efficient • lower running costs</b>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	56	63
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<b>Not energy efficient • higher running costs</b>		

FIFTH FLOOR

Please note none of the statements contained in these particulars as to this property are to be relied on as statements or representation of fact. It should also be noted that amenities and appliances have not been tested.



All measurements have been made in accordance with RICS Code of Measuring Practice which are approximate only and only for illustrative purposes. For the avoidance of doubt, Dowling Jones Design shall not be liable for any reliance on these measurements. © 2015 www.dowlingjones.com 020 7610 9933



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