

Great College Street, Westminster SWIP



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Exceedingly rare to the market, laden with political history, this special house in the very best part of one of the most important and beautiful streets of Westminster, is privileged by being both a gem of a building (grade II listed) with abundant, high ceilinged, reception space, three large and beautiful double bedrooms and a large open hallway, and almost unique in having uninterrupted views of the Palace of Westminster, the spectacular Westminster Abbey garden (reputedly the oldest in the UK) and its world renowned rose window. Yet at the same time it is uncommonly quiet though within extremely easy reach of both Mayfair and the City, the West End and the Royal Parks.









EPC D

Guide price: £3,750,000

Tenure: Available freehold

Local authority: City of Westminster

Council tax band: H





The property is arranged over four floors, approximately 2081 sq ft and has a private, very secluded and intimate patio garden to the rear of the house located off the well appointed, hand made kitchen.













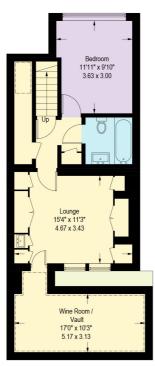


A rare example of a fantastically proportioned and historic house with views over 'The College Garden' and Westminster Abbey

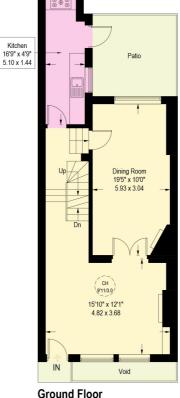


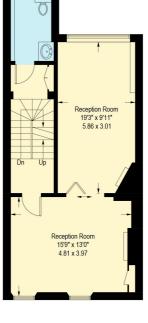
Approximate Gross Internal Floor Area 193.3 sq m / 2081 sq ft

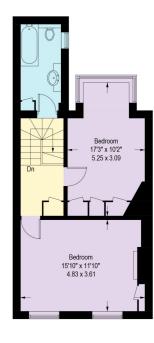
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.











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First Floor

Illustration for identification purposes only measurements are approximate, not to scale. (ID1015304)



Second Floor

All potential tenants should be advised that, as well as rent a holding deposit will be payable which is equal to one week's rent (if an AST), at tenancy deposit will also be payable which is equal to 6 weeks rent (if not an AST) and/or the annual rent is over £50,000), or 5 weeks' rent (if an AST) and/or the annual rent is over £50,000), or 5 weeks' rent (if an AST) and for the annual rent is over £50,000), or 5 weeks' rent (if an AST) and for the annual rent is over £50,000), or 5 weeks' rent (if an AST) and for the annual rent is over £50,000), or 5 weeks' rent (if an AST) and for the annual rent is over £50,000), or 5 weeks' rent (if an AST), at the annual rent is over £50,000), or 5 weeks' rent (if an AST) and for the annual rent is over £50,000), or 5 weeks' rent (if an AST), at the annual rent is over £50,000), or 5 weeks' rent (if an AST), at the annual rent is over £50,000), or 5 weeks' rent (if an AST), at the annual rent is over £50,000), or 5 weeks' rent (if an AST), at the annual rent is over £50,000), or 5 weeks' rent (if an AST), at the annual rent is over £50,000), or 5 weeks' rent (if an AST), at the annual rent is over £50,000), or 5 weeks' rent (if an AST), at the annual rent is over £50,000), or 5 weeks' rent (if an AST), at the annual rent is over £50,000), or 5 weeks' rent (if an AST), at the annual rent is over £50,000), or 5 weeks' rent (if an AST), at the annual rent is over £50,000), or 5 weeks' rent (if an AST), at the annual rent is over £50,000), or 5 weeks' rent (if an AST), at the annual rent is over £50,000), or 5 weeks' rent (if an AST), at the annual rent is over £50,000), or 5 weeks' rent (if an AST), at the annual rent is over £50,000), or 5 weeks' rent (if an AST), at the annual rent is over £50,000), or 5 weeks' rent (if an AST), at the annual rent is over £50,000), or 5 weeks' rent (if an AST), at the annual rent is over £50,000), or 5 weeks' rent (if an AST), at the annual rent is over £50,000. rent is below £50,000), If the landlord agrees to you having a pet you may be required to pay a higher deposit (if not an AST), All fees shown are inclusive of VAT). For other fees that might apply, please ask us or visit www.knightfrank.co.uk/tenantfees. Please note that the material information above is provided to Knight Frank by third parties and is provided here as a guide only. Some of the information provided (such as the rent, deposit or length of tenancy) is subject to change, depending on offers received by the landlord. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer for the tenancy being submitted. If we are informed of changes to this information by the landlord, we will use all reasonable endeavours to update this as soon as practical. Fixtures and fittings: Carpets, curtains, light fittings and other items fixed to the property) belonging to the landlord are included in any tenancy as evidenced in the inventory, unless specifically noted otherwise. All those items regarded as tenant's fixtures and fittings, are specifically excluded from any tenancy and will not be evidenced in the inventor.

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