



Christchurch House  
Caxton Street, SW1H

Asking Price £675,000

CHESTERTONS









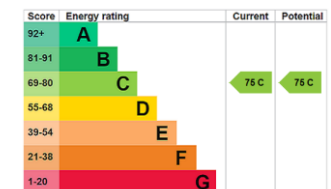
This exceptionally bright and appealing two-double-bedroom flat is situated in the heart of Westminster.

The property opens into a hallway that provides useful storage space and includes a guest cloakroom. The focal point of the flat is the spacious, open-plan kitchen and reception room, which is located at the front. This area is designed to comfortably accommodate both a seating area and a dining table. Significantly, the room features four large windows, ensuring it is flooded with natural light.

The accommodation further comprises the principal double bedroom which is generously sized, benefits from a dual aspect with windows on two sides, and includes built-in storage. The second double bedroom is adjacent and also offers built-in storage. A family bathroom completes the accommodation.

Caxton Street allows for easy access to superb transport links including St James's Park and Westminster underground station. Residents will enjoy the ease of access to iconic landmarks, including The Houses of Parliament, Buckingham Palace, St James's park and Green park.

- Exceptional Two-Bedroom Flat located in the prestigious heart of Westminster
- Bright, Open-Plan Reception and kitchen, ideal for entertaining and dining
- Flooded with Natural Light due to four large windows in the main living space
- Two Generous Double Bedrooms, both featuring practical built-in storage
- Excellent Transport Links close to St James's Park and Westminster tube stations
- Moments from Iconic Landmarks including Buckingham Palace and the Houses of Parliament



**Tenure:** Leasehold (172 years from 2nd September 2004)

**Service Charge:** £12,128 p.a. Approximately (includes hot water, heating and water rates)

**Ground Rent:** £112 p.a.

**Local Authority:** Westminster

**Council Tax Band:** G

**Chestertons Westminster & Pimlico Sales**

105 Wilton Road

London

SW1V 1DZ

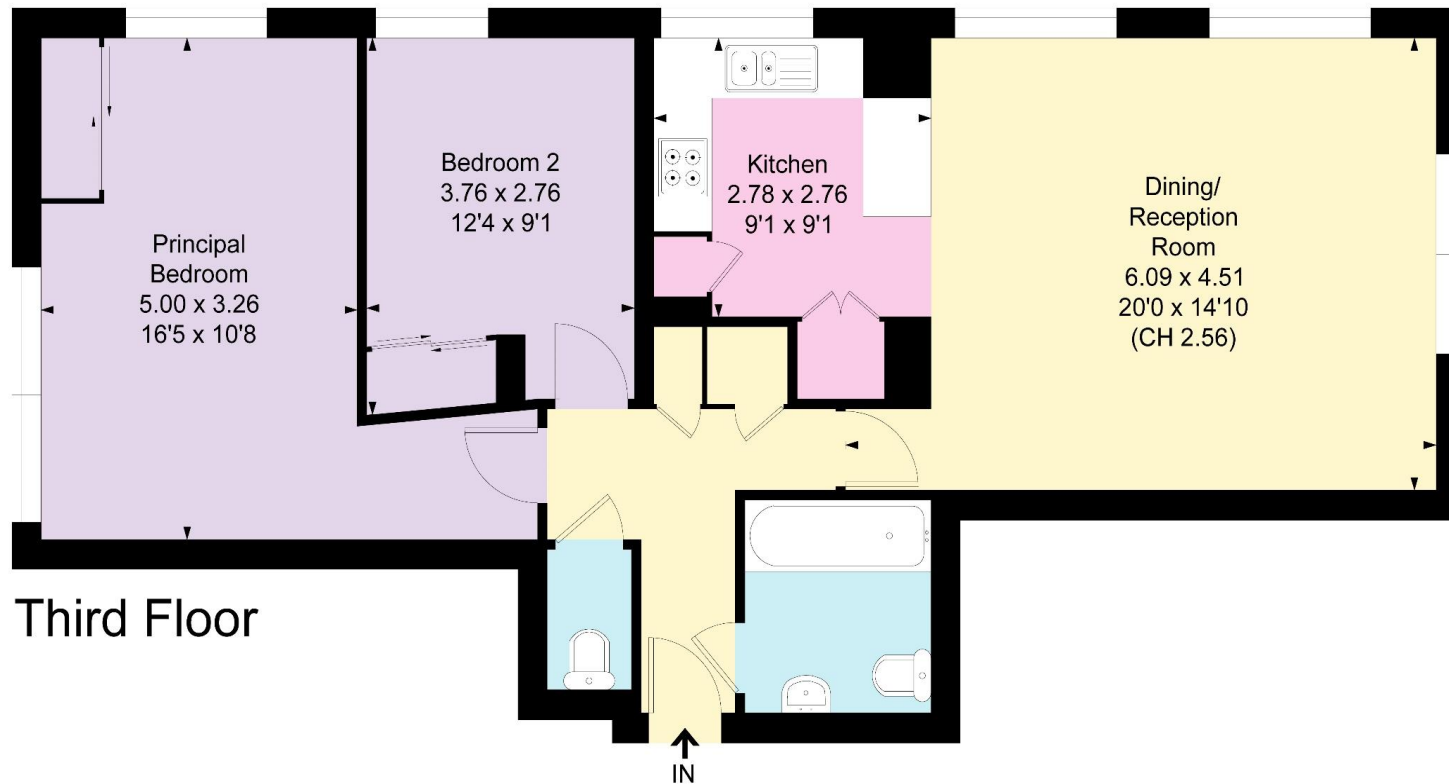
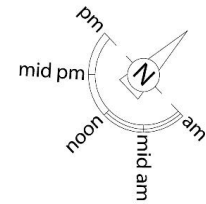
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Approximate Floor Area = 76.02sq m / 818 sq ft



**Not to scale, for guidance only and must not be relied upon as a statement of fact.  
All measurements and areas are approximate only**

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