

PARKER JAMES

ESTATES

Established since 1995



## Morpeth Terrace

London SW1P 1EN

- Available 1st April
- Third floor
- Resident Porter
- Heating and hot water included
- Victoria station two minutes walk away
- Furnished
- Lift
- Overlooking Westminster Cathedral
- Extremely well maintained building
- Close to bars and restaurants

£2,500 Per Month

# Morpeth Terrace

London SW1P 1EN



Available from the first of April on a furnished basis is this well presented third floor flat overlooking Westminster Cathedral with lift and resident porter which forms part of an attractive mansion block on Morpeth Terrace just a few minutes walk from Victoria station.

The 44 sqm property briefly comprises an entrance hall with built in storage cupboards, reception room, fitted kitchen with integrated appliances, one double bedroom and a fully tiled bathroom.

Ashley Court a mansion block of great charm with an oak panelled entrance hall located in the heart of the Westminster Cathedral Conservation Area and within two minutes walk of Victoria overground (Southern, Southeastern, Thameslink and Gatwick Express lines) and underground (Victoria, Circle and District lines) stations, shops on Victoria Street which include a Little Waitrose and an excellent choice of bars and restaurants.

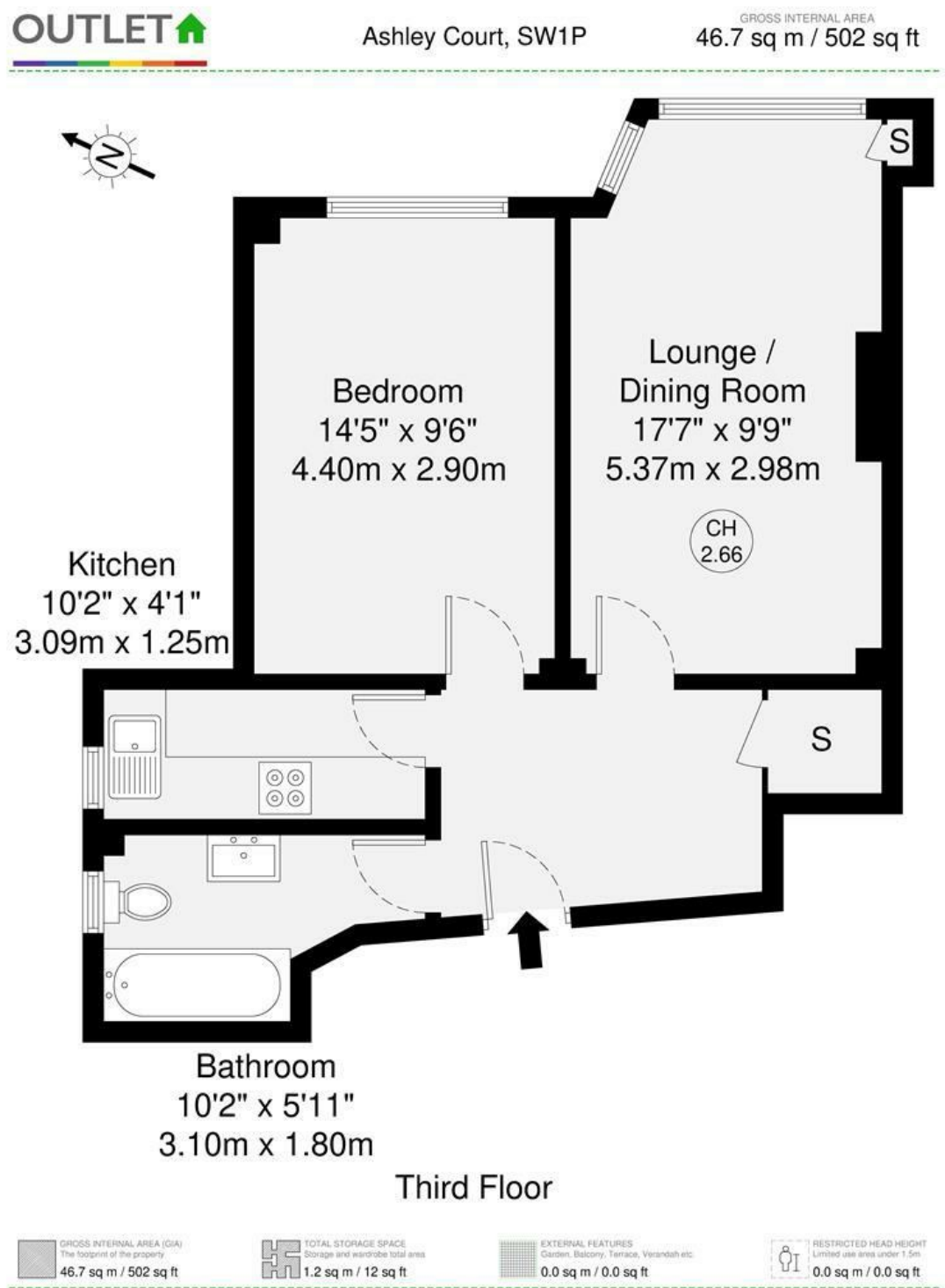


[Directions](#)





Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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| Energy Efficiency Rating                    |                         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---|-------------------------|-----------|---|-------------------------|-----------|
| Very energy efficient - lower running costs | Current                 | Potential | Very environmentally friendly - lower CO <sub>2</sub> emissions | Current                 | Potential |
| (92 plus) <b>A</b>                          |                         |           | (92 plus) <b>A</b>  |                         |           |
| (81-91) <b>B</b>                            |                         |           | (81-91) <b>B</b>  |                         |           |
| (69-80) <b>C</b>                            |                         |           | (69-80) <b>C</b>  |                         |           |
| (55-68) <b>D</b>                            |                         |           | (55-68) <b>D</b>  |                         |           |
| (39-54) <b>E</b>                            |                         |           | (39-54) <b>E</b>  |                         |           |
| (21-38) <b>F</b>                            |                         |           | (21-38) <b>F</b>  |                         |           |
| (1-20) <b>G</b>                             |                         |           | (1-20) <b>G</b>   |                         |           |
| Not energy efficient - higher running costs |                         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           | England & Wales   | EU Directive 2002/91/EC |           |