

# 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

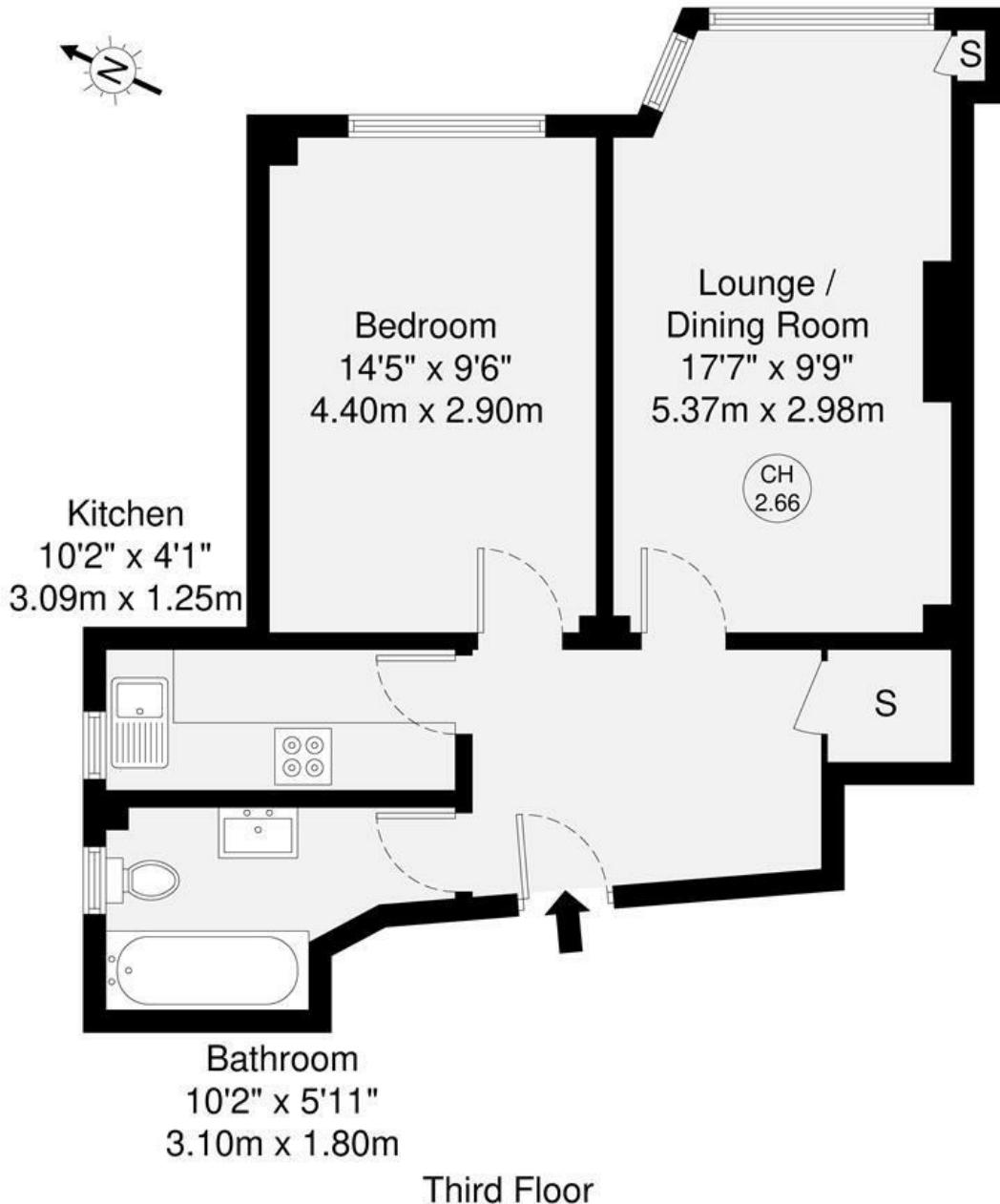


## Floor Plan



Ashley Court, SW1P

GROSS INTERNAL AREA  
46.7 sq m / 502 sq ft



GROSS INTERNAL AREA (GIA)  
The footprint of the property  
46.7 sq m / 502 sq ft

TOTAL STORAGE SPACE  
Storage and wardrobe total area  
1.2 sq m / 12 sq ft

EXTERNAL FEATURES  
Garden, Balcony, Terrace, Verandah etc.  
0.0 sq m / 0.0 sq ft

RESTRICTED HEAD HEIGHT  
Limited use area under 1.5m  
0.0 sq m / 0.0 sq ft

**Disclaimer :** Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison  
VUE

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(70-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

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