

GREAT SMITH STREET

Westminster SW1





A STYLISH NEWLY REFURBISHED TWO BEDROOM APARTMENT LOCATED IN THIS SECURE GATED DEVELOPMENT JUST A FEW MINUTES WALK FROM THE HOUSES OF PARLIAMENT.

Situated on the third floor (with lift), this spacious property features a large South facing reception room, fully integrated contemporary 'Poggenpohl' kitchen/breakfast room, impressive master bedroom with en suite bathroom, second double bedroom and guest shower room.

Great Smith Street lies in the heart of Westminster's cultural, government and business district, close to the thriving commercial, residential and leisure hub of nearby Victoria. Westminster and St James' Underground stations are also a short walk away.

ACCOMMODATION

Reception Room | Kitchen/Breakfast Room | Master Bedroom with En Suite Bathroom
Second Bedroom | Guest Shower Room | Large Storage Cupboard

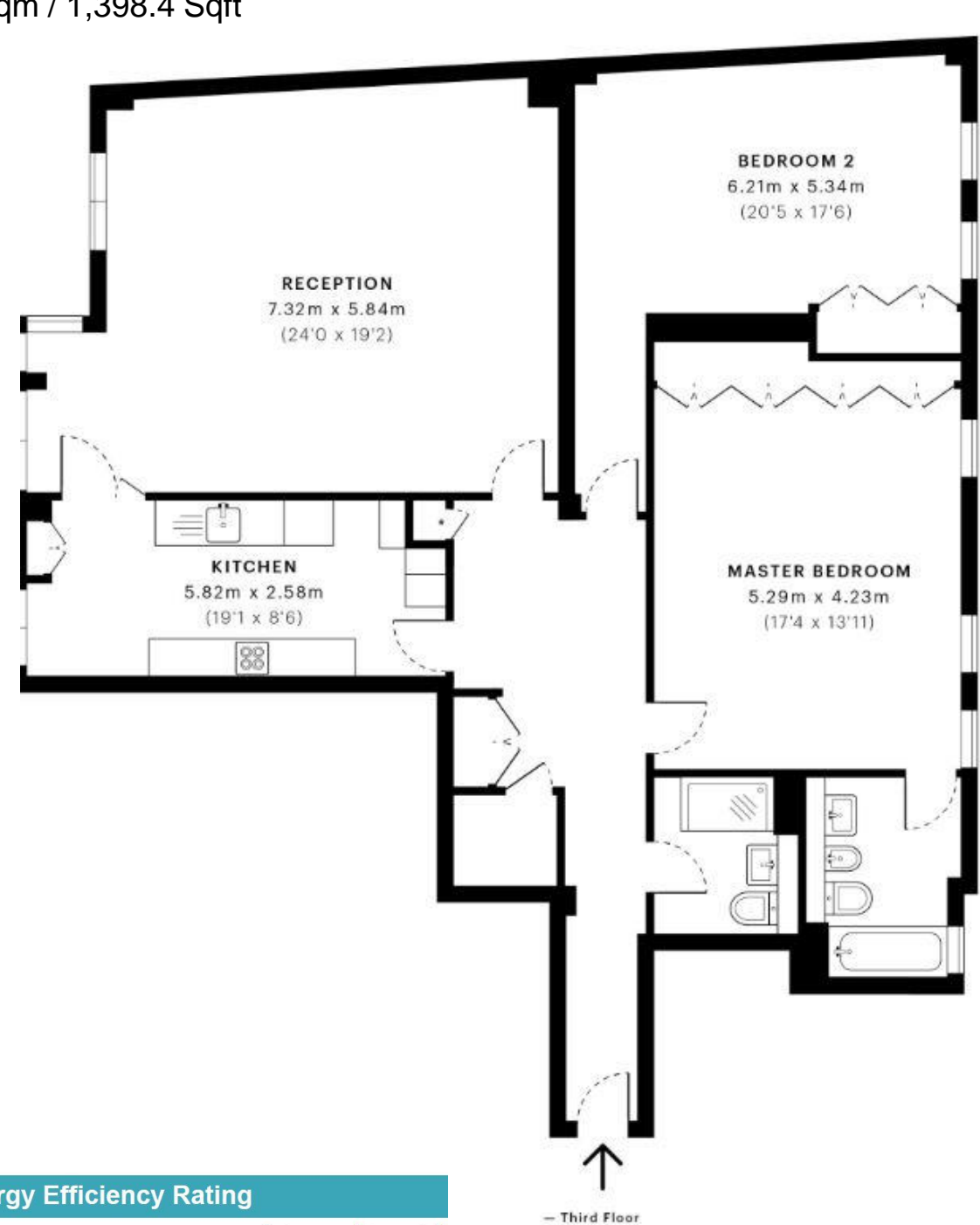
TERMS

Tenure: Leasehold 124 years
Service charge: Approx. £3,240 per annum
Ground rent: Approx. £500 per annum
Local Authority: City of Westminster
Guide Price : £1,600,000 subject to contract

Misrepresentation Act 1967

The information in this publication should be referred solely as a general guide. Whilst care has been taken in its preparation, no representation is made nor responsibility accepted for the whole or any part. All descriptions, dimensions, reference to condition and other details are believed to be correct but intending purchasers should satisfy themselves by inspection or otherwise as to the correctness of each of them.

GROSS INTERNAL AREA
129.9 Sqm / 1,398.4 Sqft



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		


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