



Westminster Palace Gardens, Artillery Row, SW1P

Asking Price: £775,000

Benham
& Reeves

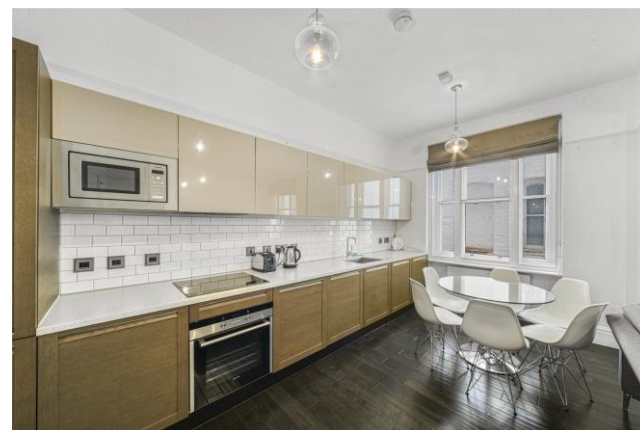
Westminster Palace Gardens, Artillery Row, SW1P

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

Presenting a one bedroom apartment located on the 2nd floor, spanning approximately 799 square feet of living space. This individually designed, bespoke property has an open-plan living room with modern integrated kitchen, good size double bedroom, bathroom and the additional benefit of wood flooring, a utility room and a concierge.

Westminster Palace Gardens is a stunning Grade II listed building located in the heart of Central London, on the corner of Artillery Row and Victoria Street, the principal thoroughfare linking Parliament Square and Buckingham Palace Road.

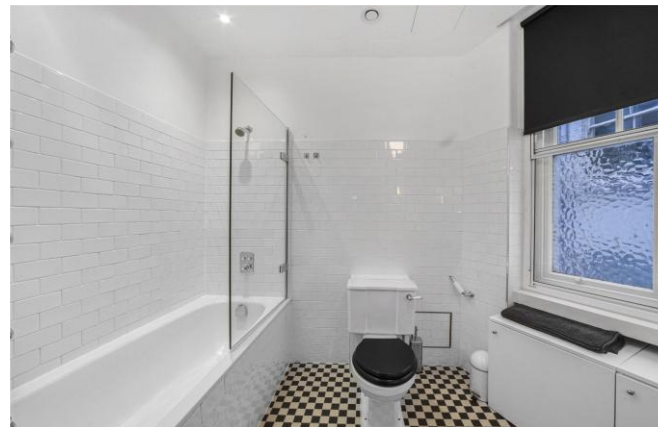
Discreetly situated set back from the road, the central SW1 location is just 2 minutes' walk from St James' Park station, less than 10 minutes' walk to both Victoria and Westminster stations with underground and rail connections, meaning this is a perfect pied-a-terre or investment.



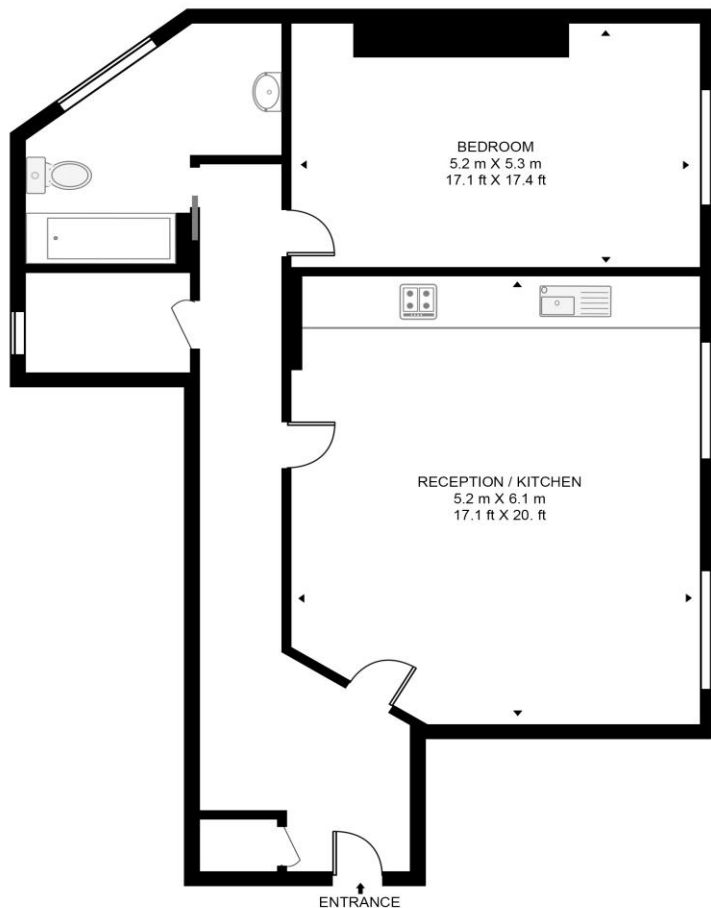


Property Features:

- One Bedroom
- One Bathroom
- 799 Square Feet (Approx.)
- Gated Frontage to Artillery Row
- Portered Building
- Stunning Mansion Block
- 2 Mins to St James's Park Station
- 5 Mins to Victoria Underground Station



WESTMINSTER PALACE GARDENS
 APPROXIMATE GROSS INTERNAL FLOOR AREA 799 SQ.FT (74.2 SQ.M)



SECOND FLOOR

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		82
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£775,000
Tenure:	Leasehold Expires 21/05/2145 Approximately 120 Years Remaining
Ground Rent:	Included in service charge annual total
Service Charge:	£8,352.00 (per annum) for the year 2025 including ground rent
Anticipated Rent:	£5,000.00 pcm Approx. 7.7 % Yield

Viewings:

All viewings are by appointment only through our Kensington Office.

Our reference: KEN240228

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