



Artillery Row, Westminster, SW1P

Offers in excess of: £1,500,000



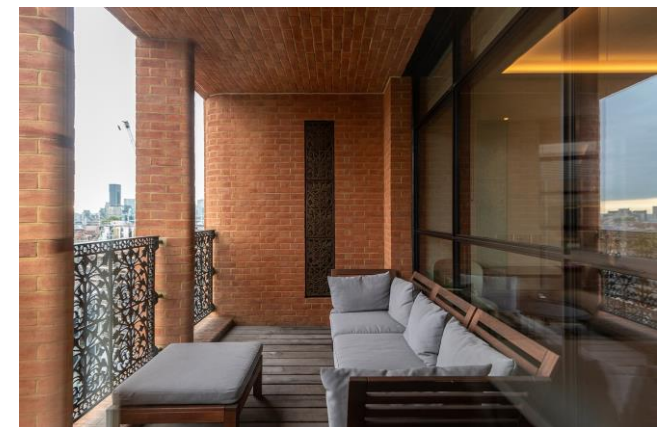
Artillery Row, Westminster, SW1P

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

Spanning an approximate 1,105 square feet is this stunning two bedroom, two bathroom, 7th floor apartment. The accommodation is finished to the highest specification and includes Miele kitchen appliances, underfloor heating, comfort cooling and a security system. There is an expansive open plan kitchen/reception room with floor to ceiling windows leading to a balcony. The two double bedrooms are both with fitted wardrobes and ensuite bathrooms. Further benefits include a utility room, an additional guest WC and ample storage.

Culturally, Westminster offers magnificent theatres, cinemas & musical halls, as well as a huge variety of shops and restaurants.

Buckingham Palace is located to the north of Artillery Row, as are the beautiful St James's & Green Parks. For commuters & travellers, Victoria Station is nearby, as are St James's Park, Westminster & Pimlico Stations.



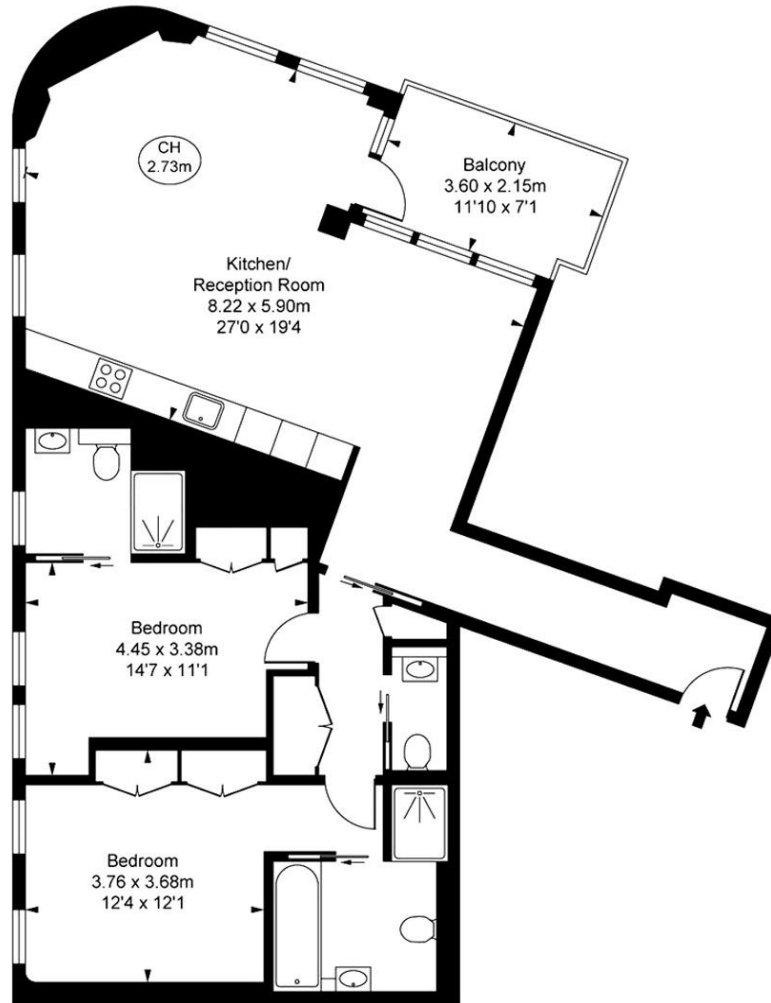


Property Features:

- Two Bedrooms
- Two Bathrooms
- Seventh Floor
- Balcony
- 1,105 Square Feet (Approx.)
- Skyline Views
- Concierge Service
- St. James Park (0.2 miles) Victoria Station (0.4 miles) and Westminster Station (0.6 miles)



7th Floor
Total Gross Internal Area
 102.66 Sq/m - 1,105 Sq/ft



Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	81	81
(69-80) C		
(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.

Offers in excess of: £1,500,000

Tenure: Leasehold
Expires 25/03/2014
Approximately 990 Years Remaining

Ground Rent: £600 (per annum)
for the year 2024

Service Charge: £10,361 (per annum)
for the year 2024

Viewings:

All viewings are by appointment only through our Kensington Office.

Our reference: KEN220148

T: 020 7938 3522

E: kensington.sales@benhams.com

W: www.benhams.com

Disclaimer: These particulars are for guidance purposes only and do not form part of an offer or contract. Whilst care has been taken in their preparation, Benham and Reeves or the vendor shall not be held responsible for any inaccuracies. You should not rely on statements by Benham and Reeves Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. It should not be assumed that the property has all or any of the necessary planning permission, building regulation consent approval or other required consents for its previous, present or future intended usage. Any intending purchasers must satisfy themselves by inspection or by taking appropriate professional advice. Benham and Reeves Ltd has not rested any of the equipment, fittings or facilities.

London

Canary Wharf
City
Colindale
Dartmouth Park
Ealing
Fulham
Hammersmith

Hampstead
Highgate
Hyde Park
Kensington
Kew
Knightsbridge
Nine Elms

Shoreditch
Surrey Quays
Wapping
White City
Woolwich

International

China
Hong Kong
India
Malaysia
Middle East
Singapore
South Africa

