

STRUTTON GROUND

WESTMINSTER, SW1P



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A generously proportioned modern apartment, situated on the top floor (with lift) of a recently completed apartment block, in the heart of Westminster. Benefitting from masses of natural light, a spacious reception room and modern fitted kitchen. Residents also have use of a secure bicycle storage room.

Strutton Ground, a vibrant street connecting Victoria Street with Horseferry Road, is situated moments from a wide range of amenities, including the open spaces of St James's Park, and a range of sought after schools. Both Buckingham Palace and the Palace of Westminster are nearby. London Underground services are found at St James's Park, with mainline rail services (including to Gatwick Airport), from Victoria Station.





Property features

- 3 double bedrooms
- Shower room (ensuite)
- Bathroom
- Reception/dining room
- Modern fitted kitchen
- Lift
- Bicycle store (shared)

Nearest stations

- St James's Park (London Underground - Circle and District Lines) - 0.1 miles
- Victoria (both London Underground and mainline including trains to Gatwick Airport) - 0.5 mile

Schools

- Westminster School
- The Grey Coat Hospital

Local favourites

- Tate Britain
- St James's Park
- The Ivy (Victoria)
- Curzon (Victoria)

Price: Offers in Excess of
£1,000,000

Tenure: Share of Freehold
(underlying lease expires 01/01/3010)

Local Authority: City of Westminster

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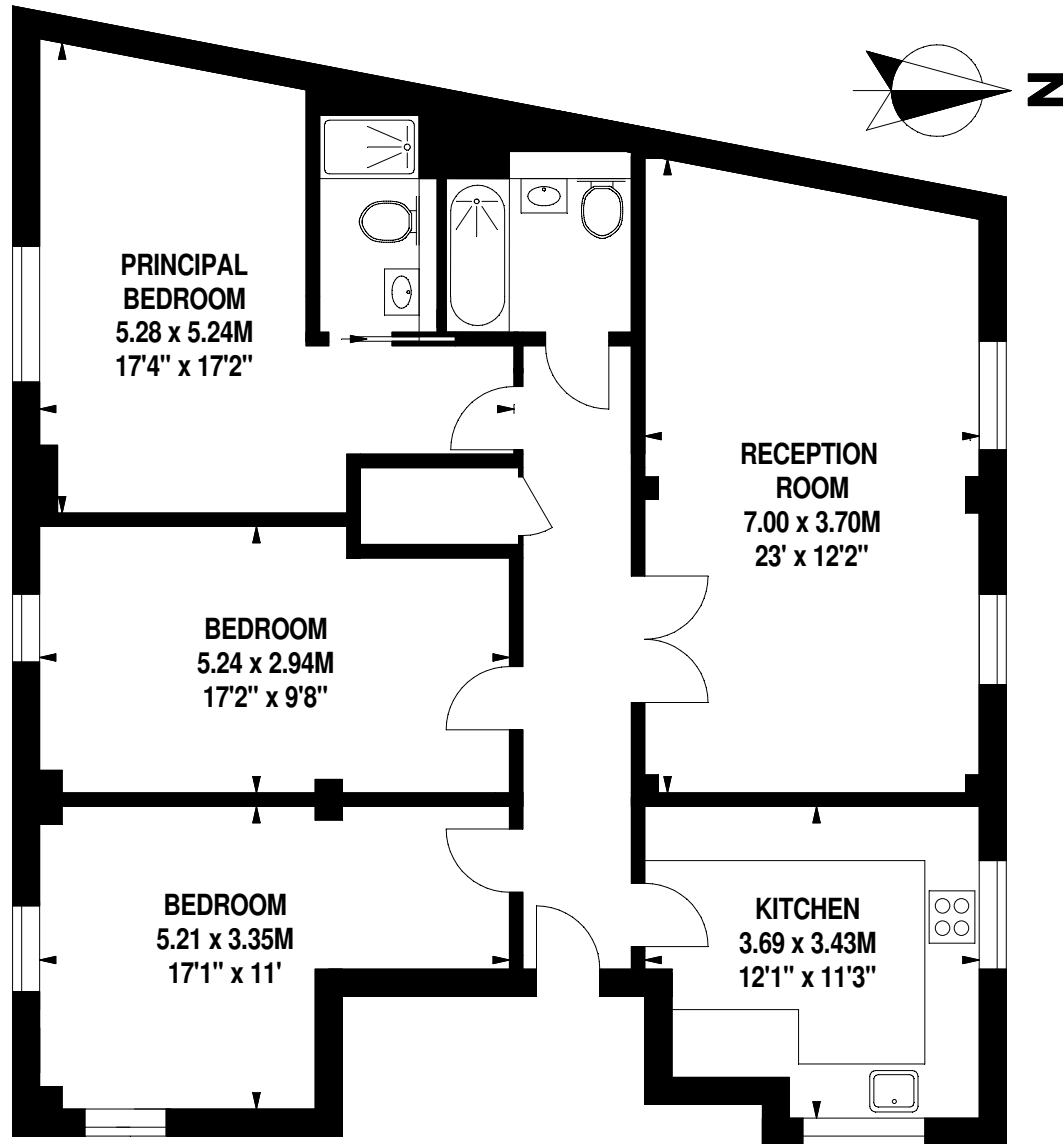
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Floor area: 1,141 Sq. Ft / 106 Sq. M
Approximate gross internal area

EPC rating - C

Price:	Offers in Excess of £1,000,000
Tenure:	Share of Freehold (underlying lease expires 01/01/3010)
Service Charge:	£7,913 for the current year
Local Authority:	City of Westminster

Important Notice
In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.



Fifth Floor



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