



Monck Street, Westminster  
London SW1P

GARTON JONES.COM

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London, SW1P

£1,100,000 Leasehold

We are delighted to offer this well presented 3 bedroom apartment located on the 6th floor (with lift access) of this popular development in the heart of Westminster. The living space is very well proportioned and comprises of a large reception room with access to a small balcony and separate kitchen with integrated appliances. There are 3 double bedrooms (3rd is currently configured as an office) with the master benefitting from an en-suite bathroom and second bedroom includes an en-suite shower room. There is a further guest bathroom and ample fitted storage throughout. The property is sold with vacant possession and includes a very large secure underground parking space. Residents of Asquith House will benefit from a 24 hour concierge service and secure entry phone access. Monck Street is extremely convenient for access to many of the renowned local landmarks which include the Houses of Parliament and Westminster Abbey. The local transport links of Victoria Station is nearby providing mainline UK services including the Gatwick Express as well as the underground services of Victoria, Pimlico, St James Park and Westminster. The area has an abundance of amenities and restaurants such as The Vincent Rooms, The Cinnamon Club, the Ivy Bar and Grill and Yaatra based in the Old Westminster Fire Station. You are just a short walk away from the Chelsea College of Arts and St Johns Smith Square Concert Halls offering a variety of classical musical performances.

Long Leasehold: 974 Years Remaining (Expires 3001)  
Service Charge: £14,000 Per Annum (including sinking fund contribution)  
Ground Rent: £350 Per Annum  
EPC Rating: C (80)  
Council Tax Band G (London Borough of Westminster)

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- Fantastic 3 Bedroom Apartment
- 6th Floor (Lift) TOP
- 1293 Square Feet (120.1 Sq. M)
- Generous Sized Reception Room
- Separate Integrated Kitchen
- 2 Modern Bedrooms (with En-Suite)
- Balcony & Sold With Vacant Possession
- Secure Large Underground Parking Space
- Close To Local Amenities
- Walking Distance to St James' Park, Victoria & Westminster Station



EPC certificate available on request.

## Asquith House

Approximate Gross Internal Area = 1293 sq ft / 120.1 sq m  
 Balcony = 43 sq ft / 4 sq m

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This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



