



Page Street, Westminster  
London SW1P

GARTON JONES.COM



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## £625,000 Leasehold

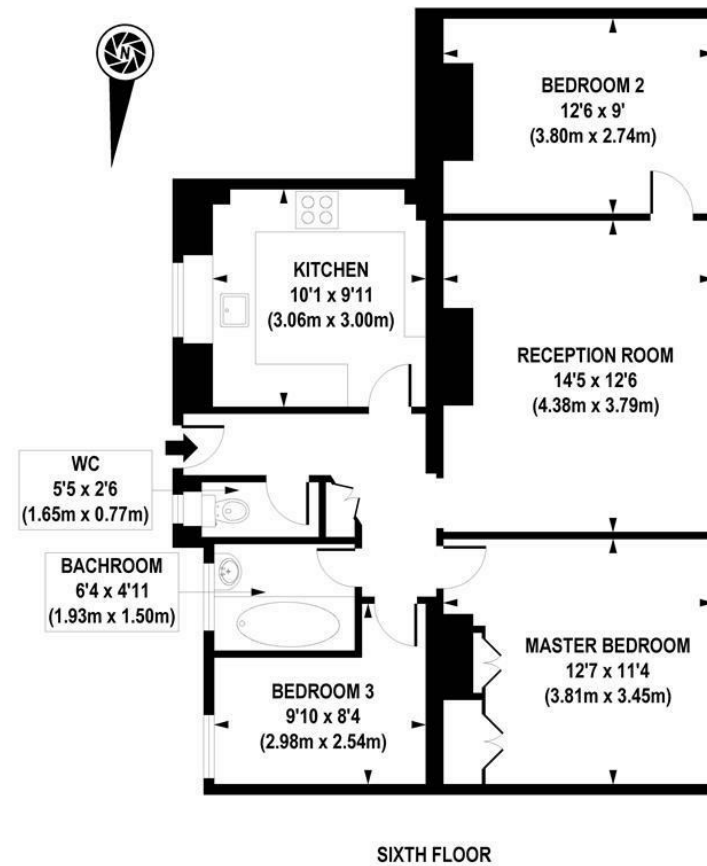
A bright and spacious 3 bedroom apartment available for sale in the heart of Westminster. The apartment is located in this Iconic development, which is a grade II listed building, designed by famous architect, Edward Lutyens. The living space comprises of a reception room, a modern separate smart kitchen, modern bathroom, separate WC, two double bedrooms and a 3rd room which can be used as an office or smaller single bedroom. Edric House is located only moments from the Tate Gallery, River Thames and Houses of Parliament and transport links are excellent with Pimlico, St James's Park and Westminster tube stations all nearby. The surrounding area also offers a variety of retail stores and many new restaurants. The Other Place theatre, Victoria Palace theatre and the Curzon Cinema are within walking distance.

Council Tax Band: D (London Borough of Westminster)  
Ground Rent: Peppercorn £10 Per Annum  
Service Charges: £2571 Per Annum  
Leasehold: 125 years from 16 September 1988 (89 Years Remaining)  
EPC Rating: C (70)

EPC certificate available on request.

- Well Presented 3 Bedroom Apartment
- 748 Sq.Ft (69.49 Sq.M)
- Bright Reception Room
- Separate Modern Integrated Kitchen
- Contemporary Bathroom
- Separate WC
- Sold With Vacant Possession & HMO Compliant
- Close to Local Amenities Including Shops, Restaurants & Transport Links
- Walking Distance to St James' Park, Victoria, Westminster & Pimlico





**APPROXIMATE GROSS INTERNAL AREA 748 sq. ft / 69.49 sq. m**



