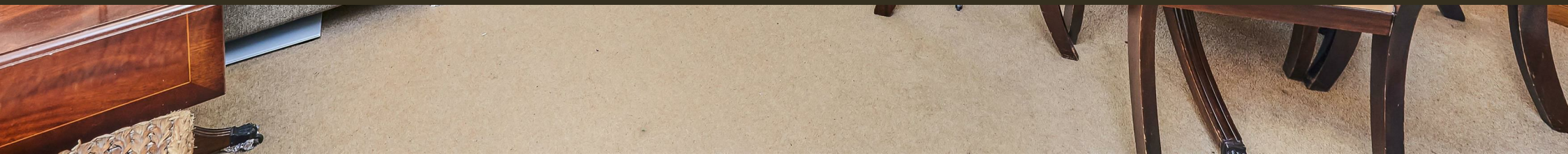




5 Monck Street, Westminster
London SW1P

GARTON JONES.COM



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£510,000 Share of Freehold

A well presented one double bedroom apartment available for sale on the 5th floor (with lift) of Vestry Court, a popular secure development in the heart of Westminster. This property further benefits from a separate kitchen, a good size reception with access to a balcony overlooking the quiet communal gardens, there are fitted wardrobes to the bedroom and a modern bathroom. Residents have a host of facilities including a superb leisure suite with heated swimming pool, Jacuzzi, gym and sauna as well as a 24 hour concierge and there is a secure underground allocated parking space for the property. Monck Street is extremely convenient for access to many of the renowned local landmarks which include the Houses of Parliament, Westminster Abbey, Tate Britain and the River Thames. Local transport links are excellent and include St James's Park, Westminster and Victoria Station which also provides mainline UK services including the Gatwick Express as well as the underground services. The area has an abundance of amenities such as Sainsbury's, Waitrose, Marks & Spencer's and a Curzon Cinema plus following on from the extensive regeneration of Victoria street a selection of many new restaurants such as Yaatra located at Old Westminster Fire Station and The Ivy Bar and Grill. The apartment would make an ideal central London pied-à-terre or an ideal opportunity for first-time buyers and also buy-to-let investors.

EPC Rating C (80)
Council Tax Band F (London Borough of Westminster)
Service Charges: £4697 Per Six Months / £9394 Per Annum
(Includes Heating & Hot Water and Reserve Fund Contribution)
Ground Rent: £30 Half Yearly / £60 Per Annum
Leasehold (expires 2114) plus Share of Freehold 125 years from 25 December 1989

- 1 Double Bedroom
- 5th Floor (With Lift)
- Open Plan Reception Room
- Integrated Kitchen
- Bathroom
- Balcony
- Sold With Vacant Possession
- Includes Heating and Hot water & Available for immediate Occupation
- Residents Leisure Suite with Heated Pool, Gym, Sauna & Jacuzzi
- Transport Links of St James's Park, Westminster & Victoria Close By

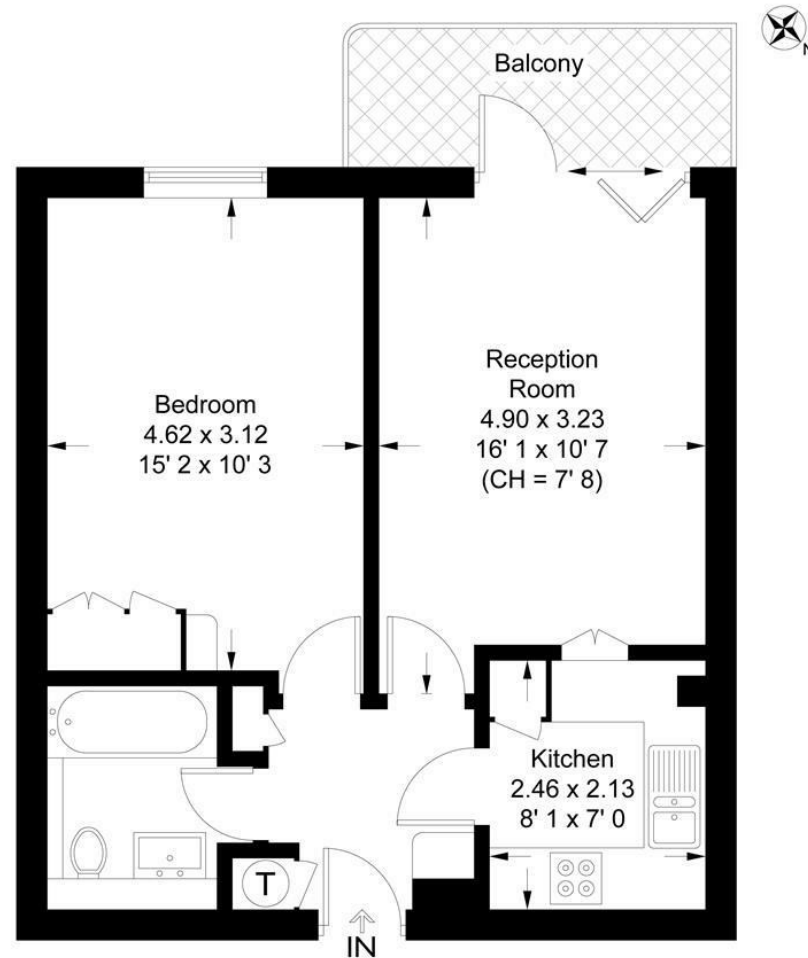


EPC certificate available on request.

Vestry Court

Approximate Gross Internal Area = 497 sq ft / 46.2 sq m

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LONDON



Fifth Floor

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.



