



64 Petty France, Westminster
London SW1H

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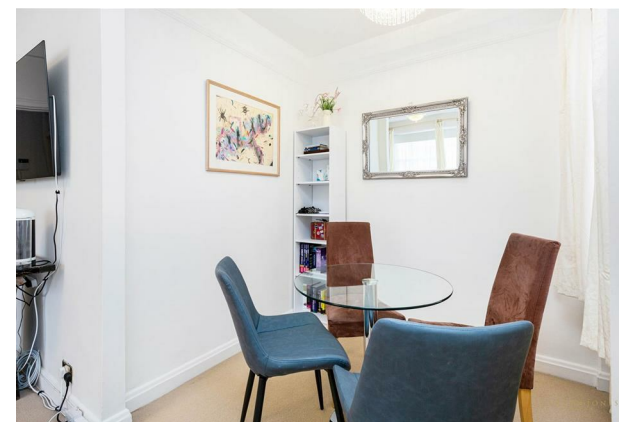
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£460,000 Share of Freehold

We are pleased to offer for sale this superb apartment available for sale (with lift) in this established development located within a few minutes' walk of St James's Park tube station. The property has recently undergone refurbishment and is a corner plot offered with all furniture, fixtures and fittings. The accommodation offers an abundance of natural light, dining area, bedroom and living space with ample fitted storage, there is a separate contemporary kitchen and a modern bathroom. Residents benefit from an entry phone system, on-site porter and communal heating and hot water bills inclusive with the service charges. Petty France is close to many London landmarks which include Buckingham Palace, the Houses of Parliament, Westminster Abbey and the River Thames. There are an abundance of amenities and restaurants such as the Ivy Bar and Grill and Yaatra based in the Old Westminster Fire Station. The local transport links of St James Park just a 1 minute walk away, (District and Circle Line) and Victoria Station (District, Circle and Victoria Line) are nearby providing mainline UK services including the Gatwick Express

EPC Rating C
Council Tax Band C (£810.71 per annum)
Ground Rent £200 Per Annum
Share Of Freehold - with a running Lease alongside at 999 Years from 30 September 2011
Service Charge: £5665 Per Annum (including sinking fund, heating hot water)

- Stylish Studio Apartment
- 3rd Floor (Lift) & 393 Sq. Ft (36.5 Sq.M)
- Refurbished To Throughout
- Contemporary Separate Kitchen
- Modern Bathroom
- Communal Heating and Hot Water Included
- Onsite Porter
- Share Of Freehold & Sold Including All Furniture, Fixtures & Fittings
- 1 Minute From St James Park Tube Station
- Moments From Selection of Amenities & London Attractions

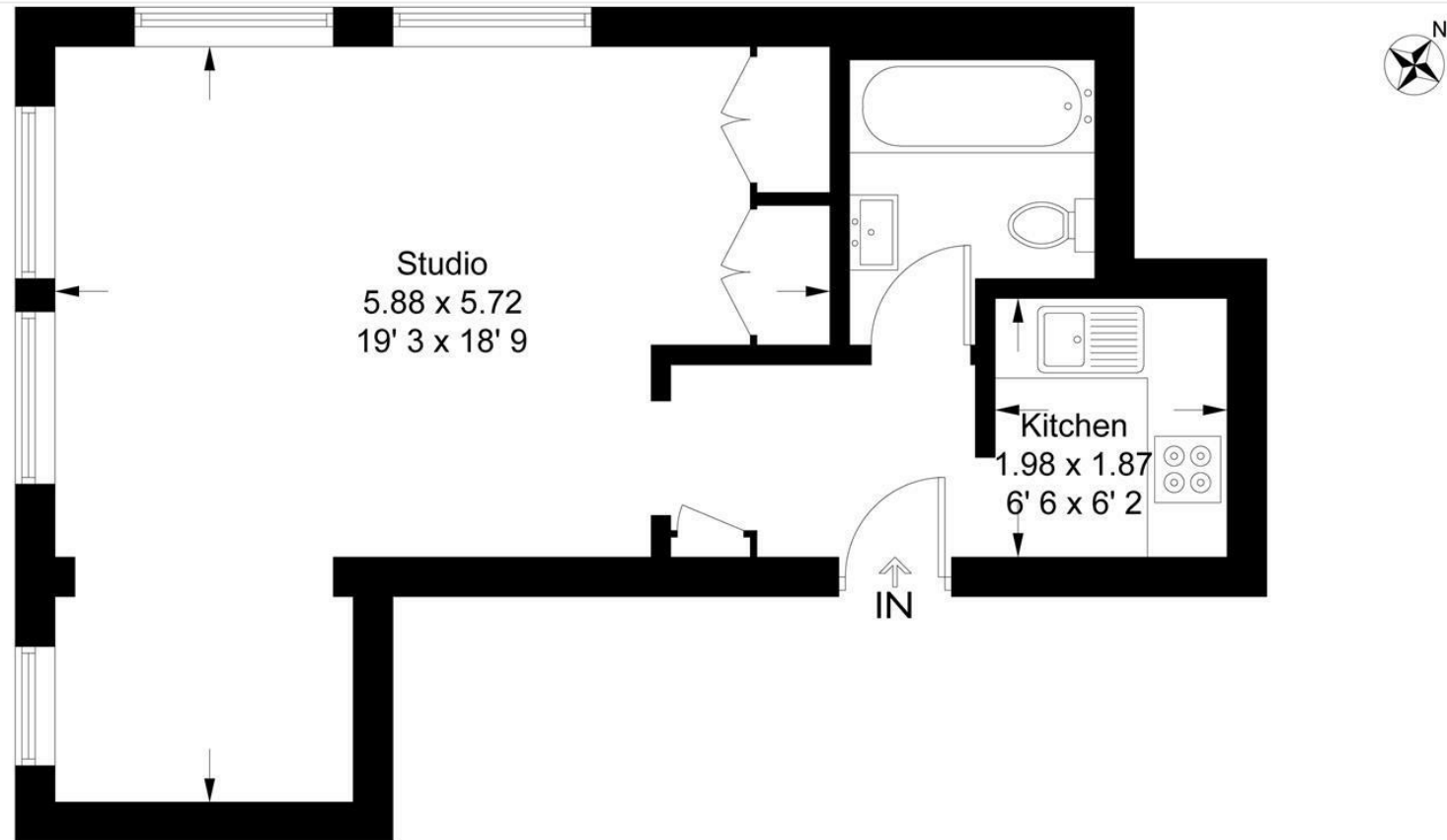


EPC certificate available on request.

Vandon Court

Approximate Gross Internal Area = 393 sq ft / 36.5 sq m

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**Third 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.



