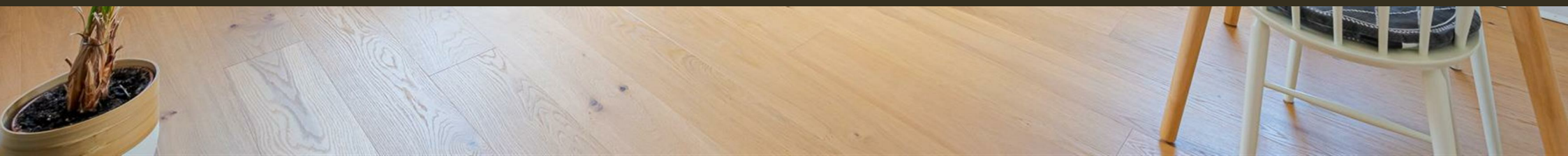




Erasmus Street, Westminster  
London SW1P

GARTON JONES.COM



# Erasmus Street, Westminster London, SW1P

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49 Marsham Street Sales +44 (0) 20 7340 0480  
London westminster@gartonjones.com  
SW1P 3DP www.gartonjones.com

## £530,000 Leasehold

We are pleased to offer this delightful 1 bedroom apartment for sale positioned in the heart of the extremely popular Millbank Estate. The apartment would make an ideal central London pied-à-terre or an ideal opportunity for first-time buyers and buy-to-let investors. Located on the 3rd floor the accommodation comprises a bright dual aspect reception room, separate integrated kitchen, double bedroom with ample fitted storage and a good size modern bathroom. Ruskin House is located along Erasmus Street and was named after the distinguished artist John Ruskin. The development is situated by The Tate Gallery and is only moments from the River Thames and other London attractions such as the Houses of Parliament, Big Ben and The London Eye. The transport links of St James's Park, Pimlico, Westminster and Victoria are all within walking distance. The surrounding area also offers a variety of retail stores, a Curzon Cinema following on from the extensive regeneration of Victoria street a selection of many new restaurants which include Aster, M Victoria, The Ivy Victoria, Flight Club Victoria and many more. The property is sold with vacant possession and should be viewed internally to appreciate the quality finish and natural brightness throughout.

Long Leasehold: 172 Years Remaining  
Service Charges: £1435 Per Annum  
Ground Rent: Peppercorn  
Council Tax Band D (London Borough of Westminster)  
EPC D (67)

- Beautifully Presented One Double Bedroom Apartment
- 3rd Floor
- Bright Dual Aspect Reception Room
- Separate Modern Kitchen
- Bathroom
- Double Bedroom With Excellent Fitted Wardrobes
- Grade II Listed Red Brick Development
- Sold With Vacant Possession & Would Make An Ideal London Home, Pied-à-Terre or Rental Investment
- Close to Local Amenities Including Shops, Restaurants & Transport Links
- Walking Distance to St James's Park, Victoria & Westminster Station

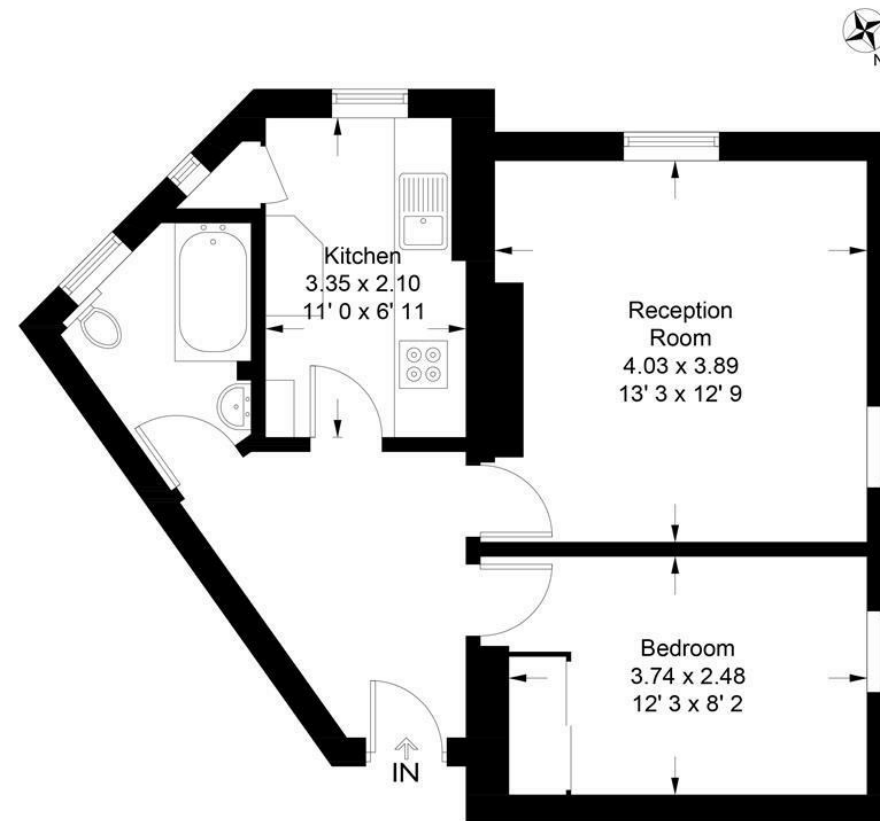


EPC certificate available on request.

## Ruskin House

Approximate Gross Internal Area = 502 sq ft / 46.6 sq m

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LONDON



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.





